

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Eastgate/Factoria / 31

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 855

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$170,400	\$260,100	\$430,500	\$447,500	96.2%	9.68%
2004 Value	\$173,300	\$269,800	\$443,100	\$447,500	99.0%	9.60%
Change	+\$2,900	+\$9,700	+\$12,600		+2.8%	-0.08%
% Change	+1.7%	+3.7%	+2.9%		+2.9%	-0.83%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.08% and -.83% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$176,500	\$250,800	\$427,300
2004 Value	\$179,500	\$260,400	\$439,900
Percent Change	+1.7%	+3.8%	+2.9%

Number of one to three unit residences in the Population: 7425

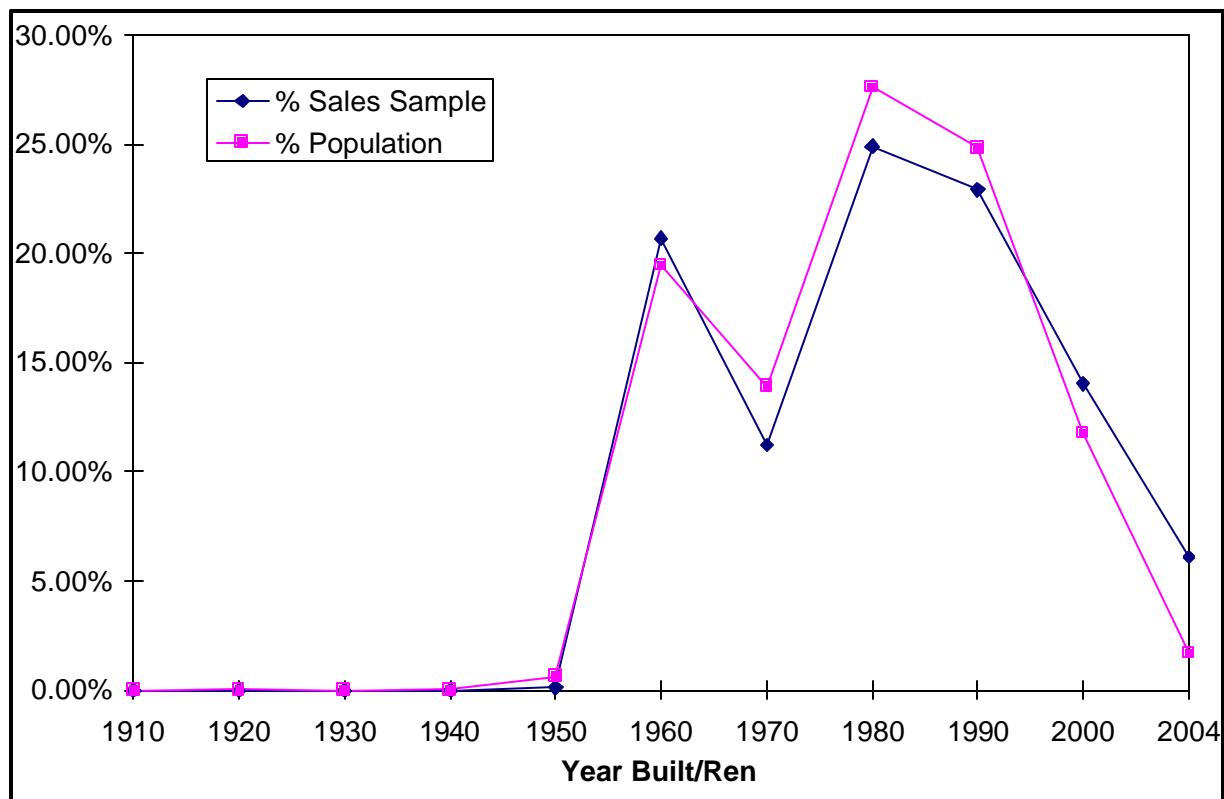
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes having a quality of construction equal or less than grade 7 have a lower average ratio (assessed value/sale price) than homes higher than grade 7; the formula will adjust these upward more than others in the population. Properties in Forest Ridge Div #1 Ph 1 & Ph 2 (Major's 259751 and 259752) have a higher average ratio than other properties in the area; the formula adjusts these properties downward. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	1	0.12%
1960	177	20.70%
1970	96	11.23%
1980	213	24.91%
1990	196	22.92%
2000	120	14.04%
2004	52	6.08%
	855	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	1	0.01%
1930	0	0.00%
1940	1	0.01%
1950	46	0.62%
1960	1445	19.46%
1970	1034	13.93%
1980	2052	27.64%
1990	1844	24.84%
2000	875	11.78%
2004	127	1.71%
	7425	

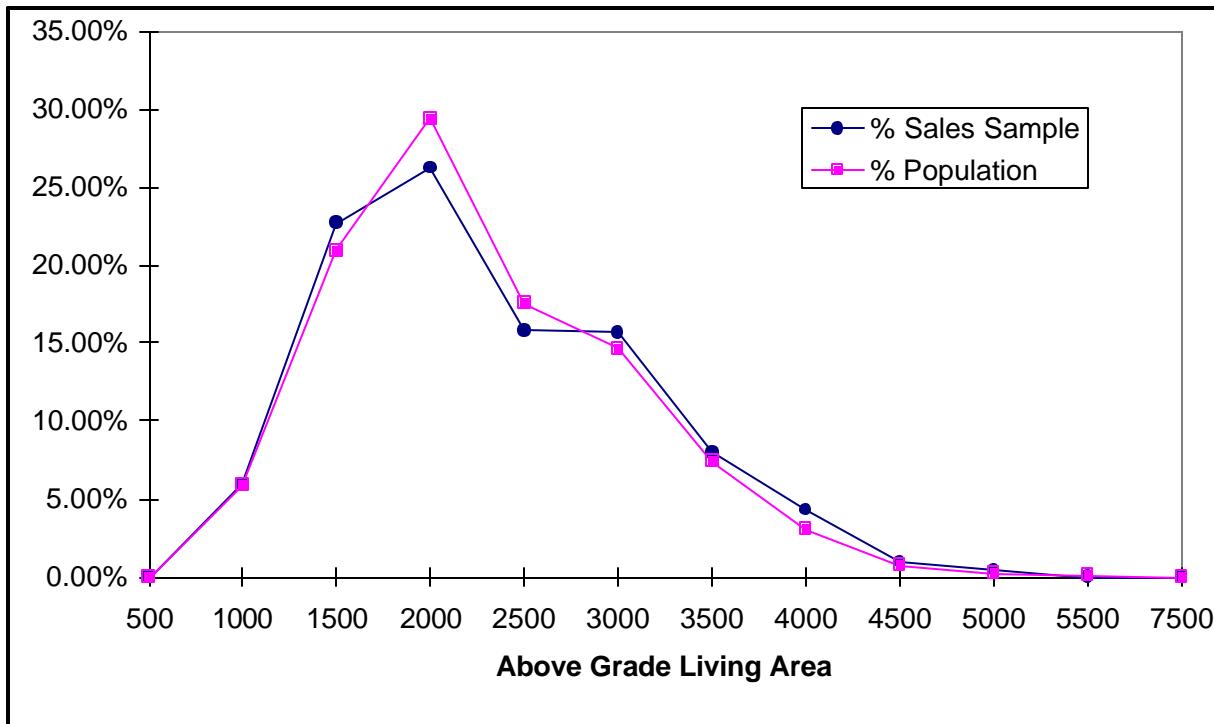


Sales of new homes built in the last four years are slightly over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	51	5.96%
1500	194	22.69%
2000	224	26.20%
2500	135	15.79%
3000	134	15.67%
3500	68	7.95%
4000	37	4.33%
4500	8	0.94%
5000	4	0.47%
5500	0	0.00%
7500	0	0.00%
	855	

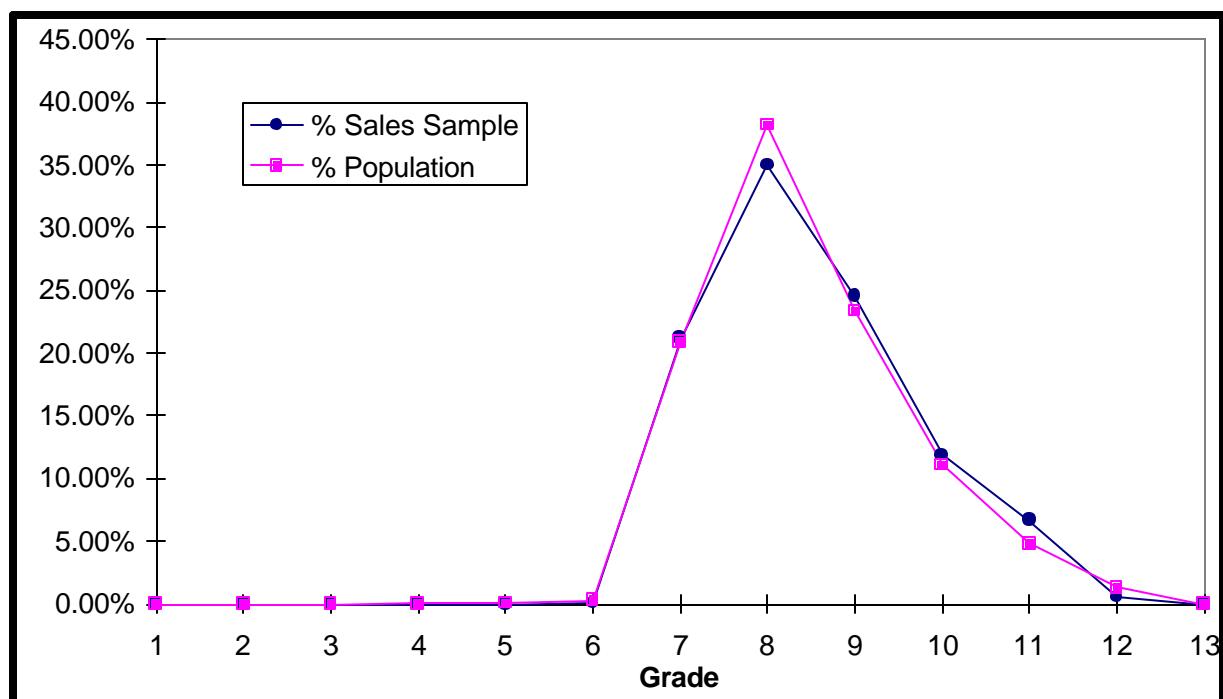
Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	438	5.90%
1500	1553	20.92%
2000	2182	29.39%
2500	1305	17.58%
3000	1088	14.65%
3500	551	7.42%
4000	227	3.06%
4500	56	0.75%
5000	18	0.24%
5500	7	0.09%
7500	0	0.00%
	7425	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

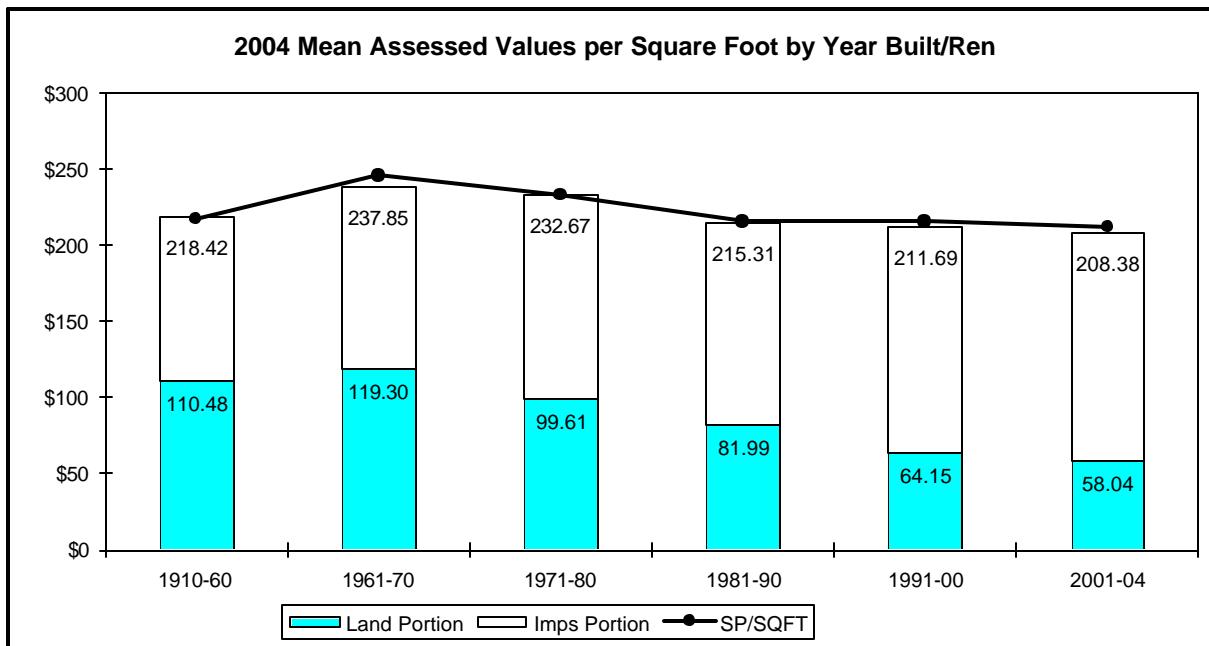
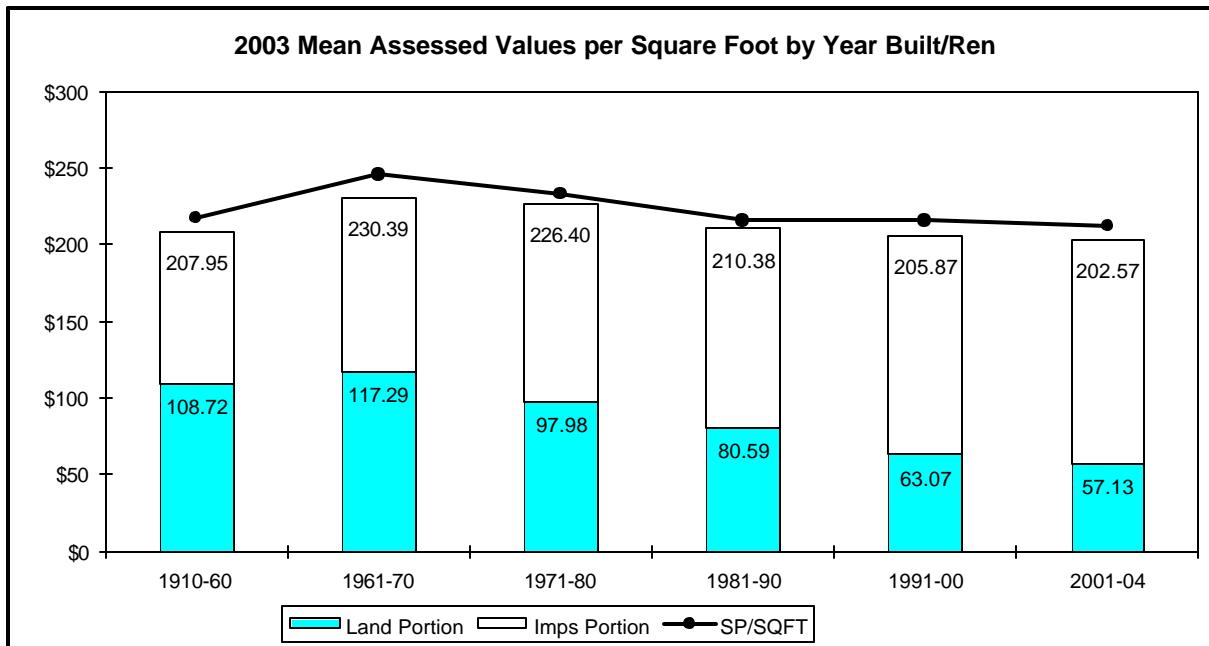
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.01%
5	0	0.00%	5	4	0.05%
6	1	0.12%	6	24	0.32%
7	181	21.17%	7	1554	20.93%
8	299	34.97%	8	2833	38.15%
9	210	24.56%	9	1733	23.34%
10	102	11.93%	10	824	11.10%
11	57	6.67%	11	355	4.78%
12	5	0.58%	12	97	1.31%
13	0	0.00%	13	0	0.00%
		855			7425



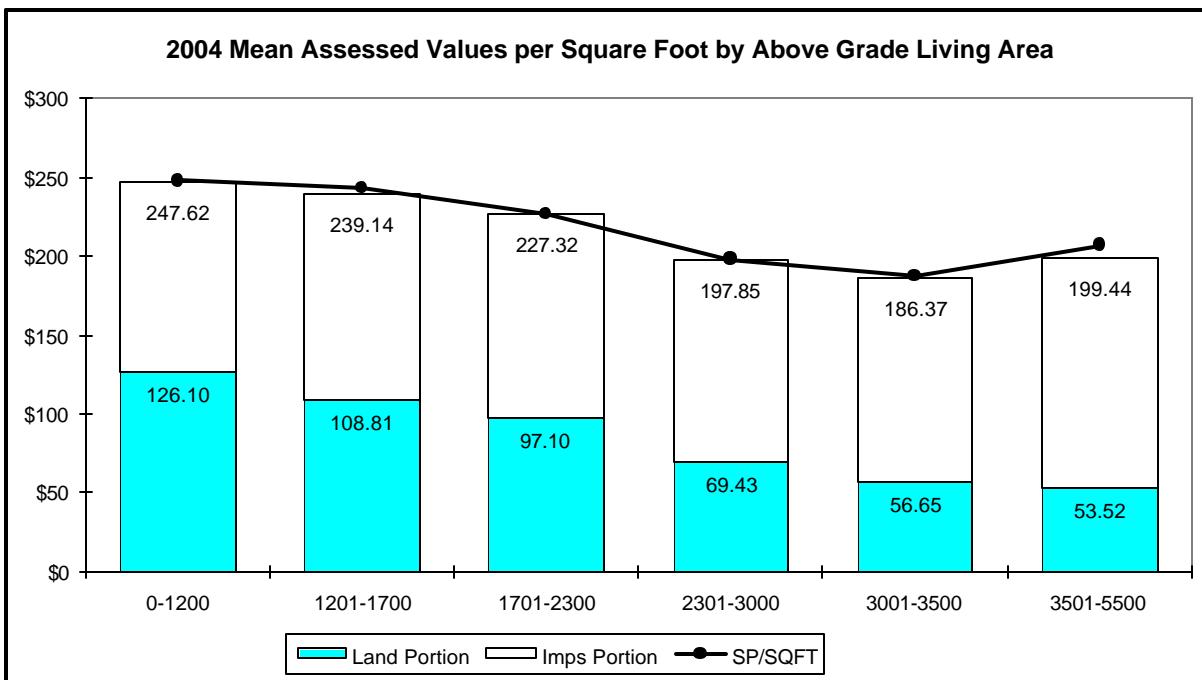
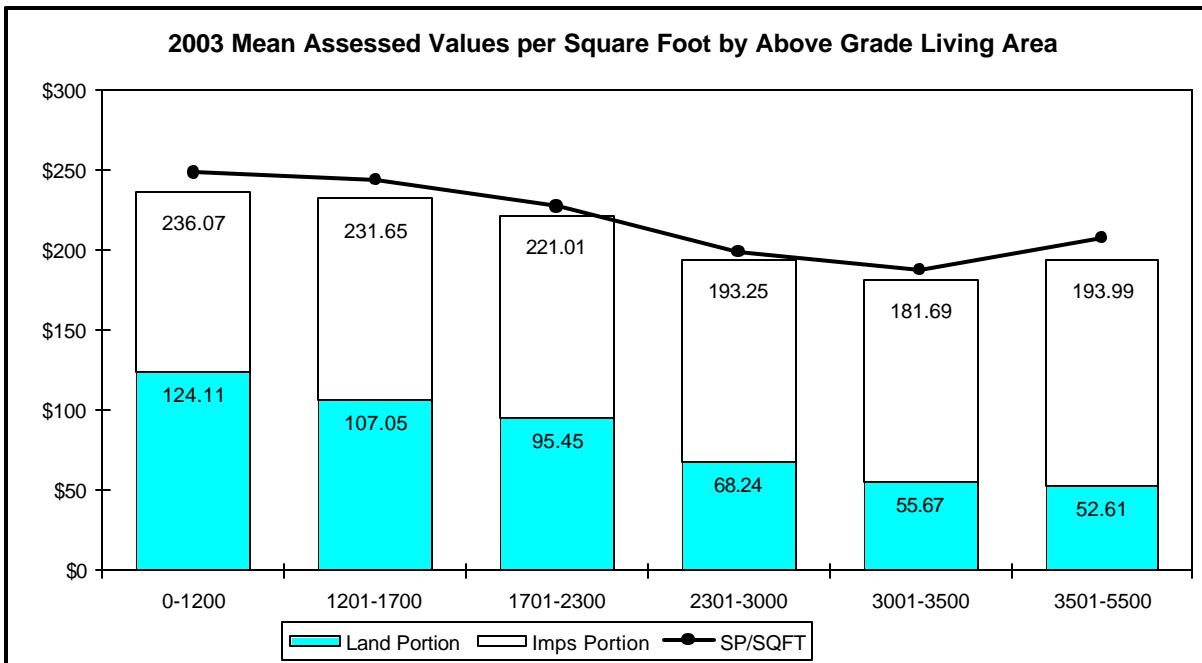
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



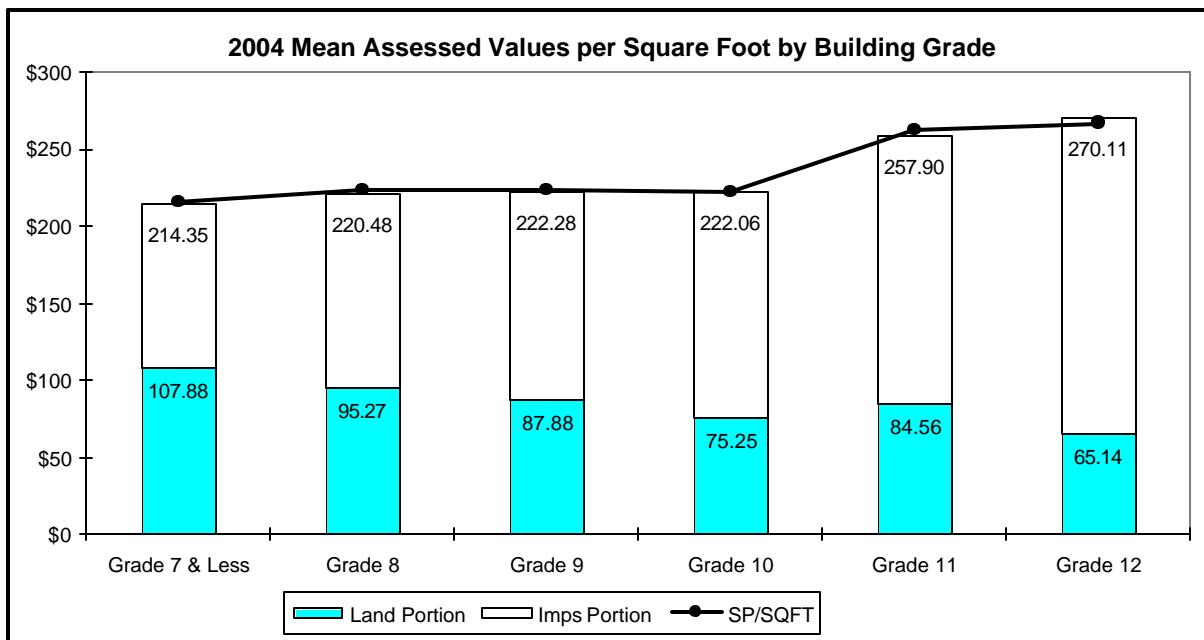
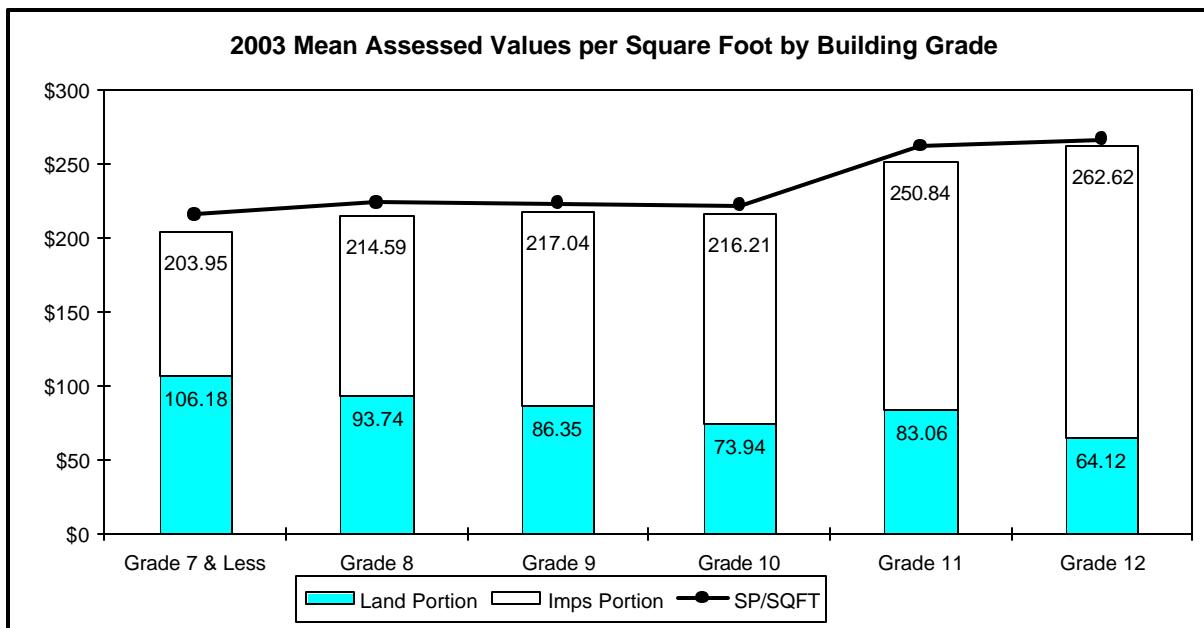
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 10 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 1.7% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

2004 Land Value = 2003 Land Value x 1.02, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 855 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes having a quality of construction equal or less than grade 7 have a lower average ratio (assessed value/sale price) than homes higher than grade 7; the formula will adjust these upward more than others in the population. Properties in Forest Ridge Div #1 Ph 1 & Ph 2 (Major's 259751 and 259752) have a higher average ratio than other properties in the area; the formula adjusts these properties downward. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / .971991 + 0.05283083 \text{ If Major} = 259751 \text{ or } 259752 + \\ -0.02225578 \text{ If Grade} = 7 \text{ or Less.}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If Grade = 13 (2004 total value = 2003 total value * 1.00) (Apply 2004 land adjustment).
 - *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.037)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.037).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies)
 - *If residential properties exist on commercially zoned land, the overall basic adjustment indicated by the sales sample will be applied.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + (\text{Previous Improvement Value} * 1.037), \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 31 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

2.88%

LowGrade <8	Yes
% Adjustment	2.41%
Forest Ridge	
Major's 259751 &	Yes
259752	
% Adjustment	-5.30%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 7 parcel would *approximately* receive a 5.29% upward adjustment (2.88% + 2.41%). Grade 7 and lower properties represent 21% of the population.

Generally older, lower grade parcels were at a lower assessment level than newer parcels. This model corrects for these strata differences.

Forest Ridge would approximately receive a 2.42% downward adjustment (2.88% + -5.30%). Forest Ridge represents approximately 2% of the population. Generally this plat was at a higher assessment level than other plats in the area.

No one parcel will receive both the Low Grade and Forest Ridge adjustment together.

77% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 31 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
259751 and 259752	Forest Ridge	20	145	13.7%	NE-27-24-5	8	9 & 10	1988 thru 1989	148th Ave SE and Forest Dr SE

Area 31 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .99.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
7 or Less	182	0.943	0.991	5.1%	0.978	1.005
8	299	0.959	0.986	2.7%	0.975	0.996
9	210	0.970	0.993	2.3%	0.979	1.007
10	102	0.970	0.996	2.7%	0.977	1.015
11	57	0.959	0.986	2.8%	0.961	1.010
12	5	0.965	0.993	2.9%	0.833	1.152
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1940-1960	178	0.959	1.005	4.8%	0.992	1.018
1961-1970	96	0.931	0.958	2.9%	0.935	0.980
1971-1980	213	0.972	0.999	2.8%	0.987	1.012
1981-1990	196	0.972	0.994	2.3%	0.981	1.007
1991-2000	120	0.959	0.986	2.8%	0.970	1.003
>2000	52	0.952	0.979	2.8%	0.952	1.007
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	425	0.965	0.991	2.6%	0.982	1.000
Good	402	0.957	0.989	3.3%	0.980	0.999
Very Good	28	0.959	0.996	3.9%	0.956	1.037
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	494	0.956	0.987	3.3%	0.979	0.996
1.5	12	0.949	0.988	4.2%	0.931	1.046
2	343	0.969	0.994	2.6%	0.984	1.003
2.5	6	0.943	0.962	2.0%	0.839	1.084

Area 31 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .99.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

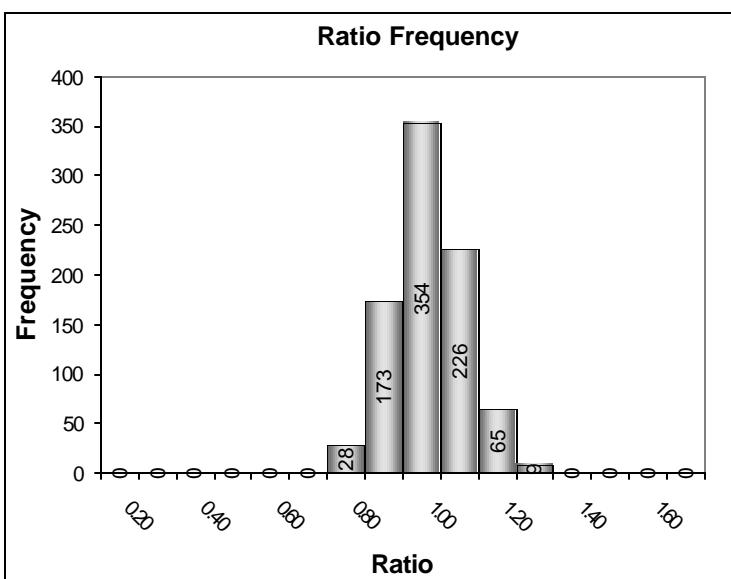
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0-1200	100	0.949	0.995	4.9%	0.978	1.013
1201-1700	271	0.951	0.981	3.2%	0.969	0.993
1701-2300	193	0.974	1.002	2.9%	0.987	1.017
2301-3000	174	0.975	0.998	2.4%	0.984	1.011
3001-3500	68	0.968	0.993	2.6%	0.972	1.014
3501-5500	49	0.937	0.963	2.8%	0.938	0.988
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	236	0.961	0.988	2.7%	0.975	1.000
N	619	0.962	0.991	3.0%	0.984	0.999
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	NA	NA	NA	NA	NA	NA
N	855	0.962	0.990	2.9%	0.984	0.997
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
7	175	0.946	0.989	4.5%	0.974	1.003
8	680	0.964	0.990	2.7%	0.983	0.998
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
03000-05000	9	0.961	0.992	3.2%	0.896	1.088
05001-08000	70	0.980	1.008	2.9%	0.986	1.030
08001-12000	529	0.963	0.992	3.0%	0.984	0.999
12001-16000	140	0.964	0.992	2.9%	0.974	1.010
16001-20000	54	0.942	0.967	2.7%	0.940	0.995
20001-30000	43	0.955	0.984	3.1%	0.947	1.021
30001-43559	10	0.931	0.959	3.0%	0.883	1.035
Forest Ridge (Major 259751 & 259752)	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	20	1.022	0.996	-2.5%	0.970	1.023
N	835	0.961	0.990	3.1%	0.983	0.997

Annual Update Ratio Study Report (Before)

2003 Assessments

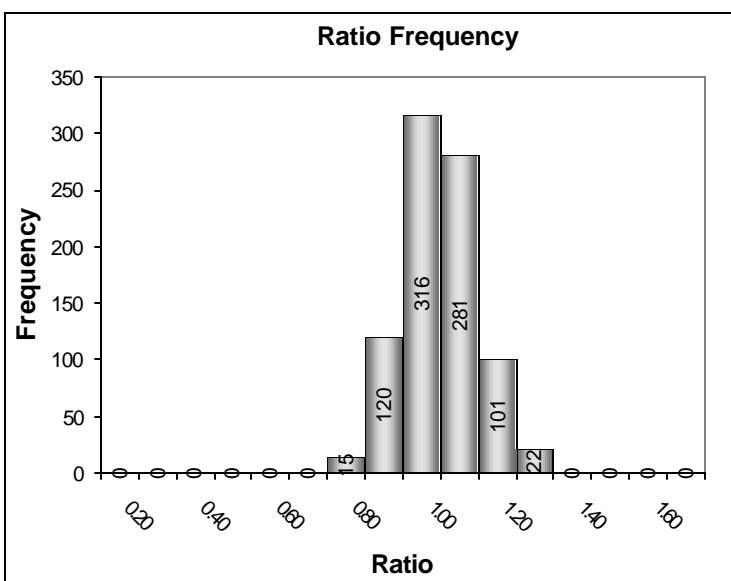
District/Team: SE / TEAM - 1	Lien Date: 01/01/2003	Date of Report: 3/4/2004	Sales Dates: 1/2002 - 12/2003
Area Area 31 - Eastgate/Factoryia	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 855			
Mean Assessed Value	430,500		
Mean Sales Price	447,500		
Standard Deviation AV	164.030		
Standard Deviation SP	176.808		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.968		
Median Ratio	0.967		
Weighted Mean Ratio	0.962		
UNIFORMITY			
Lowest ratio	0.733		
Highest ratio:	1.243		
Coefficient of Dispersion	7.65%		
Standard Deviation	0.094		
Coefficient of Variation	9.68%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.960		
Upper limit	0.973		
95% Confidence: Mean			
Lower limit	0.962		
Upper limit	0.975		
SAMPLE SIZE EVALUATION			
N (population size)	7425		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.094		
Recommended minimum:	14		
Actual sample size:	855		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	434		
# ratios above mean:	421		
Z:	0.445		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: SE / TEAM - 1	Lien Date: 01/01/2004	Date of Report: 3/4/2004	Sales Dates: 1/2002 - 12/2003																								
Area Area 31 - Eastgate/Factoryia	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
SAMPLE STATISTICS																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Sample size (n)</td><td>855</td><td></td><td></td></tr> <tr><td>Mean Assessed Value</td><td>443,100</td><td></td><td></td></tr> <tr><td>Mean Sales Price</td><td>447,500</td><td></td><td></td></tr> <tr><td>Standard Deviation AV</td><td>167,243</td><td></td><td></td></tr> <tr><td>Standard Deviation SP</td><td>176,808</td><td></td><td></td></tr> </table>				Sample size (n)	855			Mean Assessed Value	443,100			Mean Sales Price	447,500			Standard Deviation AV	167,243			Standard Deviation SP	176,808						
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Arithmetic Mean Ratio</td><td>0.999</td><td></td><td></td></tr> <tr><td>Median Ratio</td><td>0.996</td><td></td><td></td></tr> <tr><td>Weighted Mean Ratio</td><td>0.990</td><td></td><td></td></tr> </table>				Arithmetic Mean Ratio	0.999			Median Ratio	0.996			Weighted Mean Ratio	0.990														
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UNIFORMITY																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Lowest ratio</td><td>0.754</td><td></td><td></td></tr> <tr><td>Highest ratio:</td><td>1.277</td><td></td><td></td></tr> <tr><td>Coefficient of Dispersion</td><td>7.58%</td><td></td><td></td></tr> <tr><td>Standard Deviation</td><td>0.096</td><td></td><td></td></tr> <tr><td>Coefficient of Variation</td><td>9.60%</td><td></td><td></td></tr> <tr><td>Price Related Differential (PRD)</td><td>1.009</td><td></td><td></td></tr> </table>				Lowest ratio	0.754			Highest ratio:	1.277			Coefficient of Dispersion	7.58%			Standard Deviation	0.096			Coefficient of Variation	9.60%			Price Related Differential (PRD)	1.009		
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Lower limit	0.992																										
Upper limit	1.005																										
SAMPLE SIZE EVALUATION																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>N (population size)</td><td>7425</td><td></td><td></td></tr> <tr><td>B (acceptable error - in decimal)</td><td>0.05</td><td></td><td></td></tr> <tr><td>S (estimated from this sample)</td><td>0.096</td><td></td><td></td></tr> <tr><td>Recommended minimum:</td><td>15</td><td></td><td></td></tr> <tr><td>Actual sample size:</td><td>855</td><td></td><td></td></tr> <tr><td>Conclusion:</td><td>OK</td><td></td><td></td></tr> </table>				N (population size)	7425			B (acceptable error - in decimal)	0.05			S (estimated from this sample)	0.096			Recommended minimum:	15			Actual sample size:	855			Conclusion:	OK		
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Conclusion:	OK																										
NORMALITY																											
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COMMENTS:

1 to 3 Unit Residences throughout area 31

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	220250	0095	5/9/03	\$213,300	780	0	7	1954	4	8607	N	N	3947 154TH AV SE	
007	220450	0130	11/7/02	\$215,000	810	0	7	1955	4	16950	N	N	4011 147TH PL SE	
007	220050	0330	5/21/03	\$229,000	850	850	7	1954	4	21600	N	N	4126 149TH PL SE	
007	220150	1155	5/1/03	\$240,000	850	850	7	1954	4	9085	N	N	3812 155TH AV SE	
007	220150	1075	11/3/03	\$258,000	850	850	7	1954	4	12504	N	N	15421 SE 41ST ST	
007	220150	1050	7/2/02	\$242,000	850	110	7	1954	4	10400	N	N	15414 SE 42ND ST	
007	220250	0285	1/11/02	\$252,500	850	850	7	1954	4	8800	N	N	3932 154TH AV SE	
007	220450	0520	6/20/02	\$278,000	850	500	7	1954	4	9088	N	N	14433 SE ALLEN RD	
007	220550	0320	4/25/03	\$263,000	850	850	7	1955	4	8640	N	N	14411 SE 37TH ST	
007	220550	0390	8/8/02	\$275,000	850	440	7	1955	4	8250	N	N	3824 145TH AV SE	
007	220570	0660	7/8/02	\$235,000	910	870	7	1956	4	15104	N	N	14302 SE 37TH ST	
007	220570	0665	4/2/03	\$240,000	910	400	7	1956	4	13339	N	N	14312 SE 37TH ST	
007	220150	0250	8/24/02	\$197,000	950	0	7	1954	4	10010	N	N	15134 SE 41ST ST	
007	220150	1100	8/12/02	\$222,500	950	0	7	1954	4	10000	N	N	4050 155TH AV SE	
007	220150	1005	5/9/03	\$234,000	950	0	7	1954	4	10000	N	N	4055 156TH AV SE	
007	220150	0510	7/24/02	\$229,950	950	0	7	1954	3	14524	N	N	15155 SE 41ST ST	
007	220250	0235	5/15/03	\$208,500	950	0	7	1954	4	9152	N	N	4031 155TH AV SE	
007	220250	0310	12/4/02	\$210,000	950	0	7	1954	4	12567	N	N	3900 154TH AV SE	
007	220250	0070	5/16/02	\$239,900	950	0	7	1954	3	11000	N	N	3905 154TH AV SE	
007	220450	0550	9/30/02	\$239,500	950	850	7	1955	4	12485	N	N	14531 SE 41ST LN	
007	220450	0450	3/6/03	\$230,000	950	0	7	1955	4	9375	N	N	4225 145TH AV SE	
007	220450	0025	6/26/03	\$249,950	950	0	7	1955	4	13438	N	N	4003 147TH AV SE	
007	220450	0245	12/2/02	\$200,000	950	0	7	1954	4	10800	N	N	4212 146TH AV SE	
007	220550	0045	8/29/03	\$207,000	950	0	7	1955	4	18600	N	N	14753 SE 39TH ST	
007	220550	0365	5/31/02	\$212,200	950	0	7	1955	4	8360	N	N	3751 146TH AV SE	
007	220550	0465	7/23/02	\$235,000	950	0	7	1955	4	8640	N	N	3741 147TH AV SE	
007	220550	0400	8/27/03	\$285,000	950	950	7	1955	3	8250	N	N	3810 145TH AV SE	
007	220570	0140	9/24/03	\$227,000	950	0	7	1955	4	8767	N	N	14265 SE EASTGATE DR	
007	220690	0050	3/26/02	\$202,000	950	0	7	1955	4	11659	N	N	4018 140TH AV SE	
007	220690	0045	10/23/02	\$218,000	950	0	7	1955	4	10613	N	N	4010 140TH AV SE	
007	220450	0620	3/19/02	\$265,000	960	500	7	1954	4	10440	N	N	14432 SE 41ST ST	

Improved Sales Used in this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	152405	9124	5/12/03	\$239,000	970	0	7	1968	4	7405	N	N	14215 SE ALLEN RD	
007	220250	0145	12/23/03	\$260,000	970	0	7	1955	4	9858	N	N	3936 153RD AV SE	
007	152405	9066	8/20/03	\$244,900	1000	0	7	1959	5	10890	N	N	4020 138TH AV SE	
007	220550	0455	1/29/03	\$252,000	1000	520	7	1955	4	10450	N	N	3727 147TH AV SE	
007	220650	0010	3/25/02	\$250,000	1000	520	7	1955	4	9120	Y	N	13544 SE 37TH ST	
007	220650	0190	4/2/03	\$254,000	1000	520	7	1955	4	9600	N	N	3746 136TH PL SE	
007	220550	0105	10/8/02	\$220,000	1010	0	7	1955	4	9300	N	N	3774 147TH AV SE	
007	220570	0400	4/4/03	\$245,000	1010	550	7	1955	5	11936	N	N	14029 SE 37TH ST	
007	220570	0020	2/10/03	\$230,000	1010	0	7	1955	5	8025	N	N	14245 SE 38TH ST	
007	220570	0510	7/5/03	\$255,000	1010	140	7	1955	4	9700	N	N	3754 140TH AV SE	
007	220570	0145	10/15/03	\$257,500	1010	0	7	1955	4	9488	N	N	14401 SE EASTGATE DR	
007	220570	0515	10/7/03	\$256,500	1020	300	7	1955	4	10028	N	N	14009 SE 37TH PL	
007	220650	0280	12/9/02	\$206,000	1020	0	7	1956	3	11219	N	N	13637 SE 37TH ST	
007	220650	0090	2/21/02	\$269,000	1020	600	7	1955	4	9000	N	N	3720 139TH AV SE	
007	607320	0020	2/25/03	\$248,350	1020	0	7	1955	4	9835	N	N	12024 SE 42ND ST	
007	220150	0705	12/18/02	\$269,950	1040	570	7	1954	4	10000	N	N	4104 153RD AV SE	
007	220150	1260	8/5/02	\$255,000	1070	0	7	1954	5	10975	N	N	4068 156TH AV SE	
007	220450	0010	1/23/02	\$219,000	1070	0	7	1954	4	11200	N	N	4010 146TH AV SE	
007	220450	0010	7/23/03	\$244,500	1070	0	7	1954	4	11200	N	N	4010 146TH AV SE	
007	220550	0175	3/18/02	\$242,000	1070	520	7	1955	4	11450	N	N	14619 SE EASTGATE DR	
007	424600	0410	9/30/03	\$249,950	1070	0	7	1961	4	10400	N	N	4005 161ST AV SE	
007	220050	0430	11/21/02	\$235,000	1080	0	7	1954	4	10495	N	N	14717 SE ALLEN RD	
007	220700	0045	8/24/02	\$311,000	1080	850	7	1958	4	9671	N	N	3733 135TH AV SE	
007	220570	0180	1/16/03	\$210,000	1090	250	7	1955	4	8069	N	N	3852 142ND PL SE	
007	220570	0180	5/7/03	\$270,000	1090	250	7	1955	4	8069	N	N	3852 142ND PL SE	
007	607320	0010	7/29/03	\$285,000	1100	0	7	1955	4	9622	N	N	4060 120TH AV SE	
007	220550	0065	10/31/03	\$219,220	1120	0	7	1955	4	8963	N	N	14725 SE 39TH ST	
007	220550	0350	2/13/03	\$240,000	1120	0	7	1955	4	8360	N	N	3729 146TH AV SE	
007	220650	0630	1/7/02	\$204,500	1120	0	7	1955	4	8650	N	N	3854 139TH AV SE	
007	220150	1350	5/13/02	\$239,900	1130	610	7	1954	4	9873	N	N	4216 153RD AV SE	
007	220150	0025	5/2/03	\$299,000	1130	850	7	1954	4	9600	Y	N	15316 SE 38TH PL	

Improved Sales Used in this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	220450	0580	5/15/03	\$246,000	1140	0	7	1954	4	9060	N	N	14425 SE 41ST ST
007	220650	0155	11/5/02	\$225,500	1150	0	7	1955	4	9451	N	N	3743 138TH PL SE
007	424600	0050	6/20/02	\$222,900	1150	0	7	1959	4	5374	N	N	16343 SE 40TH ST
007	064330	0100	4/8/03	\$308,000	1170	1000	7	1967	4	13250	N	N	12139 SE 45TH PL
007	152405	9068	8/1/02	\$232,900	1180	0	7	1966	4	7840	N	N	4060 138TH AV SE
007	220550	0180	10/18/02	\$226,500	1180	0	7	1955	4	9440	N	N	3773 147TH AV SE
007	220150	0305	3/18/03	\$226,500	1190	0	7	1954	4	8300	N	N	15118 SE 41ST PL
007	244210	0585	6/6/03	\$258,000	1190	800	7	1966	4	12200	Y	N	12215 SE 35TH ST
007	607320	0005	12/23/03	\$269,655	1190	0	7	1955	4	9714	N	N	4054 120TH AV SE
007	220450	0390	12/23/02	\$215,000	1200	0	7	1955	3	10666	N	N	4240 145TH AV SE
007	220450	0165	12/23/02	\$234,500	1200	0	7	1954	4	10470	N	N	14624 SE 42ND ST
007	220570	0220	6/18/03	\$246,000	1200	0	7	1955	4	8416	N	N	14037 SE 38TH ST
007	220570	0215	12/1/03	\$285,000	1200	0	7	1955	5	7595	N	N	14031 SE 38TH ST
007	424600	0292	2/23/02	\$290,000	1200	624	7	2001	3	3752	N	N	16133 SE 40TH ST
007	038400	0245	2/4/03	\$235,000	1210	0	7	1954	4	13502	N	N	14208 SE ALLEN RD
007	220150	0660	6/11/02	\$261,800	1210	850	7	1954	3	10067	N	N	4145 154TH AV SE
007	220250	0275	4/22/03	\$260,000	1210	0	7	1954	4	9174	N	N	3948 154TH AV SE
007	220450	0515	6/27/02	\$247,500	1210	0	7	1955	3	9347	N	N	14441 SE ALLEN RD
007	220550	0185	10/24/03	\$236,500	1210	0	7	1955	4	10023	N	N	3781 147TH AV SE
007	220550	0375	3/25/03	\$241,000	1210	0	7	1955	4	10850	N	N	3769 146TH AV SE
007	038400	0255	5/24/02	\$247,000	1240	520	7	1955	5	12480	N	N	14122 SE ALLEN RD
007	152405	9058	2/8/03	\$240,000	1250	0	7	1988	3	8685	N	N	14223 SE ALLEN RD
007	220450	0030	12/18/03	\$255,000	1250	750	7	1954	4	10500	N	N	14607 SE 41ST ST
007	220650	0085	2/6/03	\$244,950	1250	500	7	1955	4	9000	N	N	3712 139TH AV SE
007	220650	0325	12/8/03	\$255,000	1250	0	7	1955	4	6797	N	N	3751 136TH AV SE
007	424600	0090	1/28/03	\$215,000	1250	0	7	1959	4	11100	N	N	4012 162ND AV SE
007	152405	9051	10/21/03	\$230,000	1260	0	7	1957	4	12632	N	N	13865 SE 40TH ST
007	220550	0560	3/27/02	\$229,000	1260	0	7	1955	4	8615	N	N	3734 147TH AV SE
007	221410	0040	6/2/03	\$237,600	1270	0	7	1955	4	11050	N	N	4016 139TH AV SE
007	220550	0425	4/11/02	\$255,000	1280	0	7	1955	3	11652	N	N	14404 SE 38TH ST
007	220570	0035	6/9/03	\$230,000	1280	0	7	1955	4	8025	N	N	14301 SE 38TH ST

Improved Sales Used in this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	220570	0280	4/29/03	\$237,200	1280	0	7	1955	4	10079	N	N	14216 SE 40TH ST
007	220570	0240	10/30/02	\$280,000	1280	0	7	1955	4	11800	N	N	3835 142ND PL SE
007	038400	0095	5/3/02	\$239,900	1290	0	7	1955	4	10440	N	N	14222 SE 41ST ST
007	220450	0460	5/7/02	\$259,950	1290	0	7	1954	4	9375	N	N	4241 145TH AV SE
007	220570	0005	3/6/03	\$221,000	1290	0	7	1955	4	8790	N	N	14217 SE 38TH ST
007	220050	0420	10/3/03	\$242,500	1300	0	7	1954	5	10098	N	N	14725 SE ALLEN RD
007	220150	0645	10/13/03	\$248,000	1310	0	7	1954	5	10000	N	N	4119 154TH AV SE
007	064330	0110	6/4/02	\$320,000	1320	690	7	1967	4	12948	N	N	12135 SE 45TH PL
007	038400	0145	3/24/03	\$257,500	1340	700	7	1954	4	10670	N	N	14203 SE 41ST ST
007	220150	0985	5/13/03	\$210,000	1340	0	7	1954	3	10000	N	N	4023 156TH AV SE
007	220570	0405	6/27/02	\$200,000	1340	0	7	1955	4	13750	N	N	14203 SE 37TH ST
007	220650	0395	2/11/02	\$232,400	1340	0	7	1956	4	10224	N	N	3825 138TH AV SE
007	220150	0950	8/29/02	\$228,000	1350	0	7	1954	4	11400	N	N	3815 156TH AV SE
007	220450	0335	9/9/03	\$236,500	1360	430	7	1954	4	14446	N	N	14572 SE NEWPORT WY
007	556610	0145	9/18/02	\$290,000	1360	0	7	1955	5	11250	N	N	4234 122ND AV SE
007	220550	0295	2/19/03	\$255,000	1370	0	7	1955	4	8970	N	N	3815 145TH AV SE
007	560380	0140	4/29/02	\$295,000	1380	240	7	1965	4	9373	N	N	4263 135TH PL SE
007	220250	0035	12/16/02	\$233,000	1390	0	7	1954	5	14413	N	N	3943 153RD AV SE
007	556610	0140	5/3/02	\$238,100	1400	0	7	1956	4	11250	N	N	4240 122ND AV SE
007	607320	0055	1/30/02	\$229,500	1400	0	7	1955	4	9640	N	N	12039 SE 42ND ST
007	220570	0455	8/6/02	\$242,600	1410	0	7	1955	4	8605	N	N	14236 SE 38TH ST
007	221410	0010	7/1/02	\$320,000	1410	950	7	1956	4	11439	N	N	4043 139TH AV SE
007	220650	0440	9/9/02	\$281,000	1420	0	7	1955	5	11400	N	N	3726 138TH PL SE
007	556610	0270	8/19/02	\$255,000	1420	0	7	1957	4	10702	N	N	4303 123RD AV SE
007	560370	0100	1/25/02	\$334,000	1420	1250	7	1963	4	11852	N	N	4048 134TH AV SE
007	220450	0485	11/7/03	\$260,000	1440	0	7	1954	4	9840	N	N	14440 SE 42ND ST
007	220650	0610	3/26/03	\$262,000	1440	0	7	1955	4	8640	N	N	13912 SE 40TH ST
007	424600	0081	3/22/02	\$327,498	1450	750	7	2001	3	4206	N	N	4008 162ND AV SE
007	556610	0085	7/22/03	\$243,500	1450	0	7	1955	4	11243	N	N	12106 SE 43RD ST
007	424600	0020	5/9/02	\$237,500	1460	0	7	1958	4	10400	N	N	16318 SE NEWPORT WY
007	220650	0185	5/27/03	\$249,600	1480	0	7	1955	4	13800	N	N	3750 136TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	220650	0215	5/12/03	\$275,000	1480	0	7	1955	4	10382	N	N	3708 136TH PL SE
007	220250	0045	9/11/03	\$287,500	1490	850	7	1954	4	11331	N	N	3959 153RD AV SE
007	220450	0425	4/28/03	\$244,950	1520	0	7	1955	5	9600	N	N	4205 146TH AV SE
007	220150	0410	12/19/03	\$256,000	1540	0	7	1954	4	10000	N	N	4115 153RD AV SE
007	560370	0035	3/25/02	\$330,000	1540	1540	7	1959	4	10500	N	N	4045 134TH AV SE
007	220150	1120	12/5/02	\$259,000	1550	0	7	1954	4	10000	N	N	4018 155TH AV SE
007	220570	0270	7/2/03	\$230,500	1600	0	7	1955	4	8231	N	N	14230 SE 40TH ST
007	220250	0090	12/10/03	\$289,950	1610	0	7	1954	4	8234	N	N	3939 154TH AV SE
007	220450	0330	12/12/03	\$289,500	1620	0	7	1954	4	12790	N	N	14564 SE NEWPORT WY
007	221410	0045	9/8/03	\$265,000	1650	0	7	1955	4	11050	N	N	4008 139TH AV SE
007	220250	0185	4/1/02	\$245,000	1690	0	7	1954	4	11086	N	N	3803 155TH AV SE
007	220550	0330	11/11/03	\$287,500	1700	0	7	1955	4	10050	N	N	14429 SE 37TH ST
007	291170	0055	5/20/02	\$420,000	1710	1660	7	1952	4	16131	Y	N	4237 120TH AV SE
007	220150	1065	4/24/03	\$235,000	1750	0	7	1954	4	10954	N	N	4150 154TH AV SE
007	220250	0245	3/27/02	\$259,950	1790	0	7	1954	4	9562	N	N	4047 155TH AV SE
007	220550	0450	7/25/03	\$267,750	1800	0	7	1955	5	10136	N	N	3719 147TH AV SE
007	220250	0165	9/15/03	\$258,000	1820	0	7	1954	4	10315	N	N	15403 SE 38TH ST
007	038400	0050	4/3/02	\$265,900	1870	0	7	1954	4	10440	N	N	14255 SE 40TH ST
007	221410	0020	5/5/03	\$285,000	1920	0	7	1956	4	9496	N	N	13910 SE 41ST ST
007	424600	0420	6/25/03	\$347,900	1970	0	7	1961	5	9600	N	N	3925 161ST AV SE
007	220570	0065	9/4/02	\$305,000	2080	0	7	1955	4	12017	N	N	14256 SE EASTGATE DR
007	424600	0130	8/18/03	\$344,000	2260	0	7	1961	4	18900	N	N	4038 162ND AV SE
007	220650	0335	8/21/03	\$363,000	2940	0	7	1955	4	11941	N	N	3828 136TH PL SE
007	162405	9327	8/1/03	\$350,000	1270	970	8	1998	3	6480	Y	N	4018 122ND AV SE
007	056500	0010	12/11/02	\$275,000	1350	0	8	1975	4	10164	N	N	12014 SE 42ND CT
007	220150	1295	1/29/03	\$357,200	1590	0	8	1993	3	14365	N	N	15431 SE 42ND ST
007	560370	0045	10/24/03	\$299,000	1590	0	8	1959	4	11000	N	N	4037 134TH AV SE
007	560350	0075	3/11/03	\$407,500	1800	1420	8	1959	4	11480	N	N	4100 133RD AV SE
007	560350	0045	12/22/02	\$285,000	1830	0	8	1959	4	15100	N	N	4163 133RD AV SE
007	517630	0022	6/6/03	\$364,950	1860	0	8	1969	5	12025	N	N	15914 SE NEWPORT WY
007	560350	0095	2/20/02	\$310,000	1880	0	8	1959	5	12320	N	N	4148 133RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	544830	0145	10/6/03	\$387,500	1940	670	8	1989	3	17286	Y	N	3529 120TH AV SE	
007	244210	0920	8/13/03	\$367,500	2150	0	8	1997	3	7723	N	N	12209 SE 39TH PL	
007	544830	0322	12/18/02	\$377,000	2210	0	8	1998	3	6513	N	N	12151 SE 38TH PL	
007	244210	0130	3/28/02	\$339,999	2230	0	8	1997	3	7200	N	N	12205 SE 38TH ST	
007	424600	0291	7/22/03	\$382,000	2280	576	8	2003	3	4140	N	N	16121 SE 40TH ST	
007	092405	9175	11/20/02	\$493,000	2450	930	8	2000	3	27287	Y	N	3775 132ND AV SE	
007	220150	0960	8/16/02	\$490,000	4030	0	8	1999	3	10000	N	N	3833 156TH AV SE	
007	220450	0530	1/29/03	\$365,000	1880	530	9	2001	3	8902	N	N	14420 SE ALLEN RD	
007	066295	0130	9/20/02	\$412,000	2440	0	9	2001	3	6408	N	N	12145 SE 41ST ST	
007	066295	0150	12/10/03	\$419,000	2440	0	9	2001	3	7365	N	N	12127 SE 41ST ST	
007	066295	0210	2/8/02	\$470,000	2630	0	9	2001	3	6482	N	N	12071 SE 41ST ST	
007	066295	0020	2/5/02	\$485,000	2650	0	9	2001	3	7340	N	N	12058 SE 41ST ST	
007	066295	0020	4/24/03	\$495,000	2650	0	9	2001	3	7340	N	N	12058 SE 41ST ST	
007	066295	0240	2/6/02	\$524,000	2840	0	9	2001	3	7193	N	N	12025 SE 41ST ST	
007	162405	9250	2/6/02	\$555,000	3050	0	9	2001	3	12833	Y	N	4134 131ST AV SE	
007	162405	9250	7/9/02	\$575,000	3050	0	9	2001	3	12833	Y	N	4134 131ST AV SE	
007	056500	0070	11/26/03	\$480,000	3630	0	9	1980	3	10251	N	N	12023 SE 42ND CT	
007	813400	0020	2/19/02	\$565,000	3660	0	9	2000	3	18585	N	N	3703 134TH AV SE	
007	254060	0040	10/27/03	\$664,950	2640	870	10	2001	3	9981	Y	N	4131 131ST AV SE	
007	254060	0050	10/26/02	\$719,000	2820	800	10	2001	3	10111	Y	N	4137 131ST AV SE	
008	942950	0061	12/10/03	\$230,000	1210	0	6	1983	4	10800	Y	N	16630 SE NEWPORT WY	
008	220150	1365	10/9/02	\$228,000	850	850	7	1954	4	11702	N	N	15103 SE NEWPORT WY	
008	220350	0170	3/4/03	\$245,000	850	850	7	1954	4	11000	N	N	4251 151ST AV SE	
008	220350	0520	8/28/03	\$257,500	850	510	7	1954	4	10779	N	N	15077 SE 44TH ST	
008	220670	0240	6/5/02	\$255,000	880	340	7	1956	5	28650	N	N	4506 151ST AV SE	
008	220350	0445	9/2/03	\$262,885	950	950	7	1954	4	9691	N	N	15062 SE 44TH ST	
008	220350	0440	4/3/03	\$265,000	950	180	7	1954	4	10010	N	N	15070 SE 44TH ST	
008	220350	0535	10/20/03	\$241,155	950	0	7	1954	4	9425	N	N	15053 SE 44TH ST	
008	220670	0135	4/8/03	\$229,500	950	0	7	1955	4	10240	N	N	4424 149TH AV SE	
008	607050	0010	6/5/02	\$253,000	950	0	7	1953	4	24550	N	N	16105 SE 43RD ST	
008	220350	0480	9/17/03	\$275,000	990	970	7	1954	4	12518	N	N	15082 SE 43RD PL	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	220670	0415	7/9/03	\$259,950	1000	700	7	1955	3	9364	N	N	4562 150TH AV SE	
008	220670	0550	1/8/02	\$260,000	1000	520	7	1955	4	10945	N	N	14910 SE 46TH ST	
008	220670	0435	5/9/02	\$242,000	1020	0	7	1956	4	8690	N	N	4624 149TH AV SE	
008	220670	0435	12/18/02	\$245,000	1020	0	7	1956	4	8690	N	N	4624 149TH AV SE	
008	220670	0045	10/17/03	\$301,000	1120	0	7	1952	4	10915	N	N	14920 SE 44TH PL	
008	220500	0040	8/20/03	\$312,500	1150	500	7	1957	4	9600	N	N	14627 SE NEWPORT WY	
008	220670	0170	7/30/02	\$259,900	1160	250	7	1955	3	10550	N	N	4515 150TH PL SE	
008	220350	0555	12/20/02	\$216,500	1210	0	7	1954	4	11346	N	N	15025 SE 44TH ST	
008	220670	0295	1/22/03	\$263,000	1210	0	7	1955	5	9473	N	N	15045 SE 46TH ST	
008	220350	0510	5/9/03	\$258,000	1230	0	7	1954	4	20200	N	N	4380 151ST AV SE	
008	220350	0235	3/11/02	\$260,000	1240	850	7	1954	4	9720	N	N	15124 SE 43RD ST	
008	221170	0290	7/24/03	\$380,000	1250	750	7	1960	5	26289	N	N	16743 SE 45TH ST	
008	220670	0110	6/6/03	\$222,000	1300	0	7	1955	4	10800	N	N	15001 SE 44TH PL	
008	142405	9126	8/7/03	\$240,000	1320	0	7	1979	3	20037	N	N	4264 152ND AV SE	
008	220350	0260	11/24/03	\$273,000	1320	0	7	1954	4	9720	N	N	4326 150TH AV SE	
008	220350	0120	1/16/02	\$223,000	1380	0	7	1954	3	12090	N	N	4409 150TH AV SE	
008	220670	0325	10/8/03	\$304,000	1380	0	7	1955	4	12350	N	N	15030 SE 45TH PL	
008	942950	0235	1/7/02	\$279,000	1400	0	7	1953	4	28800	Y	N	17015 SE NEWPORT WY	
008	602800	0205	10/7/02	\$271,000	1410	320	7	1992	3	9777	N	N	4105 161ST AV SE	
008	896545	0200	7/21/03	\$209,610	1560	0	7	1994	3	3055	N	N	16730 SE 48TH PL	
008	162405	9018	7/12/02	\$495,000	1590	400	7	1950	4	32234	N	N	12926 NEWPORT WY	
008	942950	0250	5/12/02	\$277,900	1720	320	7	1951	3	28800	Y	N	17109 SE NEWPORT WY	
008	221170	0320	9/4/02	\$325,500	2040	0	7	1971	4	20743	N	N	4541 168TH AV SE	
008	162405	9099	5/20/02	\$325,000	2170	0	7	1955	4	21344	N	N	4760 130TH AV SE	
008	132405	9054	10/17/03	\$324,000	980	220	8	1954	4	27465	Y	N	16609 SE 43RD ST	
008	260000	0580	5/20/02	\$322,000	1000	920	8	1979	4	10257	N	N	13402 SE 52ND ST	
008	260000	0560	3/18/03	\$375,000	1110	900	8	1978	4	9611	N	N	13416 SE 52ND ST	
008	177760	0470	2/1/02	\$289,000	1140	430	8	1965	4	10350	N	N	4214 160TH AV SE	
008	226840	0110	1/16/02	\$317,000	1160	700	8	1976	4	20340	N	N	4833 130TH AV SE	
008	226840	0050	7/29/03	\$338,450	1180	760	8	1976	3	27262	N	N	12902 SE 48TH PL	
008	517580	0050	2/8/02	\$251,000	1180	570	8	1983	4	8822	N	N	15721 SE NEWPORT WY	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	934691	0260	6/26/03	\$320,000	1230	910	8	1974	4	7500	N	N	15108 SE 47TH ST	
008	942950	0160	5/22/03	\$344,500	1240	720	8	1976	3	16150	N	N	4120 165TH PL SE	
008	168791	0010	7/3/03	\$354,950	1270	530	8	1985	3	9049	N	N	16328 SE 48TH ST	
008	142405	9060	5/27/03	\$235,000	1300	0	8	1965	4	23958	N	N	16320 SE 44TH WY	
008	168791	0370	5/29/03	\$335,000	1300	470	8	1985	3	12248	N	N	16335 SE 48TH ST	
008	785660	1370	12/22/03	\$380,000	1300	750	8	1972	4	11300	N	N	4582 144TH AV SE	
008	168790	0580	12/23/02	\$365,000	1320	400	8	1983	4	10142	N	N	4645 163RD PL SE	
008	934692	0490	4/12/02	\$315,000	1320	880	8	1978	3	10635	N	N	15302 SE 46TH WY	
008	168791	0280	10/24/02	\$325,500	1330	490	8	1985	3	9042	N	N	16201 SE 48TH ST	
008	934692	0480	6/24/03	\$365,000	1330	1360	8	1978	3	10434	N	N	15308 SE 46TH WY	
008	214132	0370	6/20/02	\$375,500	1340	410	8	1976	4	11436	N	N	15142 SE 48TH DR	
008	260001	0600	5/8/03	\$357,500	1340	890	8	1982	3	10005	N	N	13200 SE 49TH ST	
008	607050	0060	10/21/03	\$359,250	1350	850	8	1955	3	37032	N	N	16005 SE 42ND PL	
008	785670	1100	9/9/02	\$395,000	1360	1000	8	1972	4	8400	N	N	4520 145TH AV SE	
008	856280	0110	6/24/02	\$364,950	1360	420	8	1975	4	10750	N	N	4682 148TH PL SE	
008	214132	0220	7/23/03	\$380,000	1370	1240	8	1976	4	7236	N	N	4848 152ND PL SE	
008	214133	0220	4/24/03	\$356,000	1370	430	8	1978	4	8370	N	N	4902 159TH PL SE	
008	260012	0010	8/21/02	\$335,000	1370	1050	8	1983	3	11449	N	N	13708 SE 59TH ST	
008	785661	0060	11/22/02	\$408,000	1370	1360	8	1977	4	9200	N	N	4609 140TH PL SE	
008	884990	0050	11/4/03	\$350,800	1380	920	8	1969	4	16424	N	N	16435 SE 42ND PL	
008	177760	0840	11/5/02	\$290,000	1400	1350	8	1968	3	12200	N	N	15827 SE 43RD PL	
008	785580	1400	3/29/02	\$527,000	1400	1340	8	1966	4	9050	Y	N	4715 133RD AV SE	
008	934691	0490	8/14/03	\$329,950	1400	750	8	1974	4	12000	N	N	15153 SE 46TH WY	
008	785580	1140	9/3/03	\$457,500	1410	1200	8	1963	4	8800	Y	N	4539 132ND AV SE	
008	785670	0250	7/11/03	\$376,000	1410	650	8	1969	4	9300	N	N	14625 SE 45TH ST	
008	934697	0030	8/27/03	\$347,500	1410	1330	8	1977	4	7200	N	N	15914 SE 46TH WY	
008	226840	0260	12/16/03	\$375,000	1420	820	8	1976	4	10912	N	N	4943 131ST PL SE	
008	785560	0140	7/24/02	\$345,000	1420	1200	8	1978	4	9300	N	N	13400 SE 42ND PL	
008	177760	0240	6/19/02	\$315,000	1430	760	8	1968	4	10488	N	N	15619 SE 42ND CT	
008	260000	0640	11/6/03	\$351,000	1430	1300	8	1978	4	8500	N	N	13214 SE 52ND PL	
008	260000	0670	2/13/03	\$375,000	1430	1300	8	1978	4	9035	N	N	13219 SE 52ND PL	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	260000	0100	11/13/02	\$408,000	1430	1370	8	1977	5	8650	N	N	5325 134TH AV SE	
008	785670	0150	10/28/03	\$340,000	1430	720	8	1967	4	8300	N	N	14606 SE 46TH ST	
008	934692	0310	9/5/03	\$354,000	1430	480	8	1975	4	8433	N	N	4607 159TH AV SE	
008	168790	0060	1/10/03	\$365,000	1440	490	8	1983	3	8567	N	N	4607 163RD CT SE	
008	168791	0100	5/16/03	\$390,000	1440	620	8	1983	3	8470	N	N	16224 SE 48TH ST	
008	214133	0320	8/20/02	\$384,000	1440	430	8	1978	4	10500	N	N	15908 SE 48TH ST	
008	226840	0100	4/24/02	\$344,950	1440	710	8	1976	4	10662	N	N	4827 130TH AV SE	
008	856280	0570	10/24/03	\$330,000	1440	570	8	1972	4	7800	N	N	14913 SE 46TH PL	
008	272350	0120	1/25/02	\$308,000	1450	1250	8	1959	4	12527	N	N	4541 130TH AV SE	
008	934690	0150	6/13/02	\$335,000	1450	780	8	1974	4	8050	N	N	15001 SE 46TH PL	
008	934691	0330	12/3/03	\$381,000	1450	730	8	1973	4	8367	N	N	15021 SE 47TH ST	
008	259222	0140	8/5/02	\$412,500	1460	1430	8	1985	3	7875	Y	N	14927 SE 64TH ST	
008	345941	0080	10/25/02	\$365,000	1460	800	8	1974	4	11961	N	N	4449 155TH AV SE	
008	345943	0070	11/10/03	\$349,000	1460	1000	8	1979	4	12574	N	N	15343 SE 43RD PL	
008	602800	0015	9/19/03	\$330,000	1460	750	8	1964	4	15502	N	N	16209 SE NEWPORT WY	
008	785540	0200	9/12/02	\$515,900	1460	1200	8	1962	4	8625	Y	N	4459 139TH AV SE	
008	785670	1070	3/6/03	\$375,000	1460	780	8	1972	4	10900	N	N	14506 SE 45TH PL	
008	177760	0340	8/2/02	\$330,000	1480	800	8	1969	4	10350	N	N	4229 159TH AV SE	
008	177760	0030	4/8/03	\$318,000	1480	750	8	1966	4	9625	N	N	15628 SE 42ND PL	
008	272350	0050	5/3/02	\$345,000	1480	520	8	1968	4	12812	N	N	12819 SE 45TH PL	
008	345940	0080	4/1/02	\$393,000	1480	1480	8	1978	4	11403	N	N	4529 153RD AV SE	
008	345940	0330	4/26/02	\$369,950	1480	780	8	1973	4	11656	N	N	4431 154TH PL SE	
008	785670	0690	6/4/03	\$345,000	1480	370	8	1970	4	8400	N	N	14517 SE 45TH PL	
008	934692	0174	4/18/02	\$330,000	1480	300	8	1975	3	10464	N	N	15505 SE 46TH WY	
008	934692	0070	10/29/02	\$360,000	1480	450	8	1975	4	10183	N	N	15413 SE 46TH PL	
008	934697	0140	11/1/02	\$365,000	1480	1450	8	1977	4	9300	N	N	4558 155TH AV SE	
008	226840	0070	10/21/03	\$348,700	1490	730	8	1976	3	22459	N	N	12913 SE 48TH PL	
008	785530	0090	10/24/02	\$562,500	1490	1200	8	1962	4	11450	Y	N	4527 137TH AV SE	
008	785580	0200	8/20/03	\$537,950	1490	1390	8	1966	4	8800	Y	N	13314 SE 44TH PL	
008	932361	0150	9/23/02	\$410,000	1490	850	8	1980	4	10465	N	N	5260 HIGHLAND DR	
008	934693	0170	9/3/03	\$375,000	1490	900	8	1976	4	8400	N	N	15850 SE 47TH ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	214131	0820	6/25/02	\$380,000	1500	700	8	1978	4	9840	N	N	15232 SE 48TH DR
008	259221	0920	8/15/02	\$376,400	1500	630	8	1985	3	9412	Y	N	14811 SE 62ND CT
008	785660	1230	11/24/03	\$345,000	1500	0	8	1971	3	10500	N	N	4442 144TH AV SE
008	785670	0740	1/23/03	\$350,000	1500	900	8	1972	4	9900	N	N	4405 145TH AV SE
008	856280	0370	4/16/03	\$300,000	1500	750	8	1972	4	8050	N	N	14915 SE 47TH CT
008	934690	0040	7/8/03	\$369,000	1500	640	8	1973	4	9750	N	N	4651 150TH PL SE
008	934692	0240	3/22/02	\$320,000	1500	810	8	1975	3	8500	N	N	4603 158TH AV SE
008	955270	0220	4/22/03	\$395,250	1500	310	8	1983	3	11686	N	N	14449 SE 63RD ST
008	177760	0160	1/7/02	\$299,500	1510	1500	8	1966	4	11011	N	N	15644 SE 42ND CT
008	785660	0560	4/11/03	\$400,500	1510	640	8	1968	4	10800	N	N	4520 142ND PL SE
008	934691	0110	6/30/03	\$350,000	1510	1050	8	1973	3	8250	N	N	15117 SE 47TH PL
008	785656	0290	5/14/02	\$401,300	1520	740	8	1981	3	11600	Y	N	14003 SE 51ST PL
008	955270	0990	11/19/03	\$370,000	1520	410	8	1986	3	8001	N	N	13925 SE 61ST PL
008	345940	0110	12/26/02	\$387,000	1530	370	8	1974	4	11229	N	N	4549 153RD AV SE
008	785580	1620	2/10/03	\$385,000	1530	460	8	1976	4	8470	Y	N	4630 133RD AV SE
008	785580	1450	12/29/03	\$407,500	1530	660	8	1973	4	8400	Y	N	4670 132ND AV SE
008	785660	0230	7/11/02	\$349,950	1530	0	8	1969	5	9047	N	N	4423 143RD AV SE
008	785661	0100	11/11/02	\$366,000	1530	340	8	1976	3	8500	N	N	4610 140TH PL SE
008	856280	0220	2/4/03	\$319,000	1530	780	8	1973	4	12150	N	N	4761 149TH AV SE
008	177760	0700	8/6/03	\$280,000	1540	820	8	1967	4	12918	Y	N	15643 SE 43RD ST
008	785580	1580	8/1/02	\$450,000	1540	670	8	1967	4	10745	Y	N	4716 133RD AV SE
008	934691	0410	4/22/03	\$370,000	1540	600	8	1973	4	7750	N	N	15122 SE 47TH ST
008	214130	0450	5/13/03	\$420,000	1550	1030	8	1976	4	9716	Y	N	14603 SE 49TH ST
008	259220	0180	4/10/03	\$355,000	1550	440	8	1981	3	10655	N	N	6121 145TH PL SE
008	785660	0410	8/20/02	\$426,000	1550	690	8	1968	4	11300	N	N	4463 141ST PL SE
008	785661	0120	5/22/03	\$393,750	1550	770	8	1976	3	8800	N	N	14011 SE 46TH ST
008	934691	0230	6/26/03	\$340,000	1550	870	8	1973	4	7150	N	N	4651 152ND PL SE
008	260011	0540	9/17/02	\$370,000	1560	460	8	1979	4	9158	N	N	5708 140TH PL SE
008	152405	9112	7/3/03	\$309,500	1570	0	8	1964	4	8630	N	N	13311 NEWPORT WY
008	785600	0120	8/15/02	\$485,000	1570	1200	8	1968	4	10000	Y	N	4505 141ST PL SE
008	934696	0150	7/26/02	\$360,000	1572	324	8	1978	3	8746	N	N	15903 SE 46TH PL

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008	214130	0480	1/23/02	\$334,000	1579	870	8	1977	3	9861	Y	N	14705 SE 49TH ST
008	260010	0340	9/17/02	\$329,500	1580	1500	8	1977	4	11091	N	N	13405 SE 57TH ST
008	785580	1370	6/24/03	\$554,000	1580	1600	8	1968	4	8400	Y	N	4631 133RD AV SE
008	785580	0640	3/12/03	\$570,000	1580	1520	8	1965	4	8400	Y	N	4545 SOMERSET DR SE
008	785670	0270	5/21/02	\$324,000	1580	610	8	1969	4	14300	N	N	14630 SE 45TH ST
008	856280	0510	4/2/03	\$330,000	1580	390	8	1972	4	7950	N	N	14906 SE 46TH CT
008	346160	0140	1/20/03	\$342,800	1590	860	8	1976	4	8323	Y	N	15607 SE 43RD PL
008	785500	0170	11/20/03	\$552,000	1590	1300	8	1960	4	9300	Y	N	4429 136TH PL SE
008	785580	1000	1/14/03	\$522,500	1590	1400	8	1977	4	11750	N	N	13240 SE 43RD PL
008	785580	1510	1/9/03	\$457,000	1590	1040	8	1974	4	8880	Y	N	4624 132ND AV SE
008	785660	0490	10/14/02	\$408,000	1590	1110	8	1972	4	9800	N	N	4505 143RD AV SE
008	856280	0600	11/24/03	\$316,500	1590	720	8	1972	4	8350	N	N	4640 149TH AV SE
008	177760	0600	7/25/03	\$401,500	1600	1600	8	1968	3	10125	N	N	15620 SE 43RD ST
008	221170	0260	4/3/03	\$310,500	1600	0	8	1968	3	17633	N	N	4544 167TH AV SE
008	259220	1710	4/24/03	\$380,000	1600	1030	8	1981	3	9051	Y	N	5913 143RD PL SE
008	260011	0190	8/7/03	\$404,900	1600	1070	8	1980	4	9926	N	N	5914 142ND PL SE
008	785530	0190	3/27/02	\$475,000	1600	450	8	1965	4	8350	Y	N	4572 137TH AV SE
008	785580	0950	9/29/03	\$420,000	1600	1450	8	1967	4	9852	Y	N	13300 SE 43RD PL
008	785670	0070	5/8/03	\$403,700	1600	560	8	1967	3	8200	N	N	14708 SE 45TH PL
008	934694	0030	9/15/03	\$355,000	1600	790	8	1976	4	10000	N	N	4741 158TH AV SE
008	214130	0160	2/4/03	\$429,900	1610	1540	8	1977	4	10070	Y	N	14610 SE 49TH ST
008	260011	0670	11/12/02	\$368,000	1610	1220	8	1979	4	10853	N	N	5731 140TH PL SE
008	260011	0610	4/17/02	\$372,900	1610	780	8	1979	4	10031	N	N	5611 140TH PL SE
008	785660	0090	9/6/02	\$525,000	1610	1300	8	1969	4	8998	Y	N	4483 141ST AV SE
008	785670	0170	9/11/03	\$410,000	1610	1170	8	1970	3	8800	N	N	4550 146TH AV SE
008	259220	0030	2/18/03	\$386,950	1620	1300	8	1981	3	9370	Y	N	14245 SE 60TH ST
008	785580	0960	9/15/03	\$485,000	1620	1400	8	1963	4	10920	Y	N	13268 SE 43RD PL
008	785656	0090	1/24/02	\$355,000	1620	1160	8	1979	4	9500	N	N	4936 141ST AV SE
008	785670	0760	7/24/02	\$429,000	1620	1000	8	1972	5	13100	N	N	4421 145TH AV SE
008	856280	0500	5/1/02	\$360,000	1620	520	8	1972	4	9200	N	N	14910 SE 46TH CT
008	955270	0240	8/26/02	\$335,000	1620	420	8	1985	4	11846	N	N	14420 SE 63RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	260012	0310	2/26/03	\$393,000	1630	510	8	1983	3	9568	N	N	13405 SE 59TH ST
008	167200	0210	6/4/02	\$390,000	1640	1450	8	1972	4	12428	N	N	13209 SE 42ND PL
008	260010	0370	8/7/03	\$359,950	1640	1150	8	1977	3	8793	N	N	13503 SE 57TH ST
008	934690	0160	8/21/02	\$330,000	1640	990	8	1973	4	7464	N	N	15009 SE 46TH PL
008	214133	0460	8/12/02	\$350,000	1650	470	8	1978	4	8067	N	N	4849 158TH PL SE
008	214133	0450	5/20/03	\$425,000	1650	920	8	1978	4	7500	N	N	4843 158TH PL SE
008	260010	0070	2/8/02	\$340,000	1650	580	8	1977	3	10847	N	N	13405 SE 56TH PL
008	785660	0430	6/17/03	\$415,000	1650	810	8	1968	3	11800	N	N	4468 141ST PL SE
008	177760	0510	12/26/02	\$339,833	1660	1090	8	1977	4	10150	N	N	15912 SE 43RD ST
008	221170	0275	2/19/02	\$353,000	1660	0	8	1968	3	17633	N	N	4518 167TH AV SE
008	260010	0410	6/17/03	\$358,300	1660	1170	8	1977	4	9852	N	N	13521 SE 57TH ST
008	785500	0510	4/9/03	\$533,500	1660	1660	8	1961	4	8570	Y	N	4425 137TH AV SE
008	785580	1020	4/19/02	\$375,000	1660	1400	8	1973	4	11450	Y	N	13241 SE 43RD PL
008	785670	0870	9/26/02	\$399,500	1660	1200	8	1971	4	9500	N	N	4533 145TH AV SE
008	785670	0640	4/28/02	\$273,000	1660	0	8	1967	4	8531	N	N	14511 SE 46TH ST
008	785670	0500	8/22/03	\$309,950	1660	0	8	1967	3	9000	N	N	14703 SE 45TH PL
008	346030	0150	9/17/03	\$605,000	1670	1670	8	1958	4	20700	Y	N	5313 153RD AV SE
008	214130	0370	7/17/02	\$326,000	1680	1000	8	1976	3	25563	N	N	4917 145TH AV SE
008	785500	0210	7/12/03	\$588,000	1680	1560	8	1960	4	9930	Y	N	4339 136TH PL SE
008	785580	1360	5/30/03	\$531,500	1680	1600	8	1968	4	8400	Y	N	4623 133RD AV SE
008	934692	0160	2/22/02	\$330,000	1680	1000	8	1975	3	9344	N	N	15501 SE 46TH WY
008	167200	0160	9/9/03	\$450,000	1690	1330	8	1969	4	11087	N	N	4265 133RD AV SE
008	260011	0750	10/28/02	\$430,000	1690	1240	8	1979	5	10151	N	N	13822 SE 60TH ST
008	549520	0080	7/22/02	\$389,500	1690	1310	8	1966	4	10600	N	N	16216 SE 42ND CT
008	549520	0080	8/6/03	\$420,000	1690	1310	8	1966	4	10600	N	N	16216 SE 42ND CT
008	785661	0480	5/19/03	\$403,500	1690	520	8	1976	4	8800	N	N	14104 SE 46TH ST
008	260012	0020	8/12/02	\$325,000	1700	0	8	1980	3	11078	N	N	13640 SE 59TH ST
008	934691	0210	7/25/02	\$372,500	1700	1460	8	1973	3	9967	N	N	4644 152ND PL SE
008	934696	0270	9/11/02	\$368,000	1700	900	8	1978	4	8013	N	N	15935 SE 46TH WY
008	785500	0110	12/5/03	\$550,000	1720	1720	8	1961	4	10000	Y	N	13620 SE 43RD PL
008	785661	0270	12/30/02	\$325,000	1720	970	8	1976	4	10800	N	N	4623 142ND PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785664	0390	4/4/02	\$434,500	1720	1610	8	1978	4	10790	N	N	13900 SE 42ND PL
008	785670	0470	10/10/02	\$340,000	1720	0	8	1967	4	8521	N	N	4524 147TH AV SE
008	785670	0440	7/31/03	\$340,000	1720	0	8	1967	4	8300	N	N	14720 SE 46TH ST
008	111570	0090	7/15/03	\$360,000	1730	0	8	1976	4	9105	N	N	12931 SE 44TH CT
008	214130	0590	6/30/03	\$384,900	1730	900	8	1976	4	9855	Y	N	15011 SE 49TH ST
008	214131	0350	6/6/02	\$540,500	1730	1600	8	1977	4	13800	Y	N	4902 156TH AV SE
008	260000	0340	7/15/03	\$395,000	1730	520	8	1977	3	10744	N	N	13406 SE 53RD ST
008	785540	0500	5/3/03	\$531,000	1730	1000	8	1969	4	8650	Y	N	13901 SOMERSET LN
008	856280	0290	4/21/03	\$308,000	1730	0	8	1970	3	9080	N	N	14930 SE 47TH PL
008	259220	0020	9/8/03	\$450,000	1740	1600	8	1985	3	9917	N	N	14225 SE 60TH ST
008	785642	0010	4/12/03	\$432,000	1740	1500	8	1976	4	10637	N	N	4207 136TH PL SE
008	162405	9269	12/2/02	\$348,000	1750	340	8	1975	4	13503	N	N	12920 SE 45TH LN
008	162405	9290	5/9/03	\$352,950	1760	970	8	1978	4	10454	N	N	4624 130TH PL SE
008	785530	0230	12/31/03	\$630,000	1760	1400	8	1962	4	10192	Y	N	4547 138TH AV SE
008	785580	1560	8/19/03	\$465,000	1760	1200	8	1974	3	10873	Y	N	4734 133RD AV SE
008	785670	0950	6/2/03	\$357,400	1760	750	8	1970	4	9700	N	N	4443 146TH AV SE
008	177760	0950	11/1/02	\$320,000	1770	990	8	1968	4	9800	N	N	15905 SE 43RD ST
008	260004	0080	2/12/03	\$315,000	1790	0	8	1985	3	10265	N	N	13277 SE 54TH PL
008	785670	0700	10/14/02	\$338,266	1790	0	8	1967	4	8500	N	N	14524 SE 46TH ST
008	132405	9117	2/7/02	\$360,350	1800	1800	8	1974	3	20873	Y	N	16705 SE 43RD ST
008	346030	0210	2/25/02	\$412,550	1800	1550	8	1961	3	22400	N	N	5387 153RD AV SE
008	932361	0400	12/18/03	\$475,000	1800	680	8	1979	4	12543	Y	N	5202 137TH PL SE
008	214133	0360	12/19/03	\$363,000	1810	0	8	1978	4	8290	N	N	4816 158TH AV SE
008	932361	0510	10/2/02	\$415,000	1810	1180	8	1979	3	10461	N	N	13615 SE 53RD PL
008	785580	0250	3/3/03	\$427,500	1830	480	8	1964	4	11950	Y	N	4408 134TH PL SE
008	785580	1720	7/10/02	\$580,000	1840	1500	8	1972	4	10400	Y	N	4733 SOMERSET DR SE
008	214132	0180	8/13/03	\$319,000	1850	0	8	1977	4	7769	N	N	4861 152ND PL SE
008	785580	0410	5/6/03	\$420,000	1860	1400	8	1963	4	9350	Y	N	13300 SE 46TH ST
008	142405	9048	9/23/03	\$357,450	1870	0	8	1968	3	16988	N	N	4530 160TH PL SE
008	260003	0210	8/18/03	\$369,500	1880	0	8	1984	3	10032	N	N	13345 SE 55TH PL
008	260011	0580	10/22/03	\$427,000	1890	960	8	1979	4	11550	N	N	5606 140TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	549520	0040	2/21/03	\$325,000	1890	1600	8	1957	3	23400	N	N	16121 SE 42ND PL
008	549520	0040	6/10/03	\$382,500	1890	1600	8	1957	3	23400	N	N	16121 SE 42ND PL
008	260003	0190	8/20/02	\$350,000	1910	0	8	1984	3	9732	N	N	13325 SE 55TH PL
008	226840	0160	9/19/03	\$331,000	1940	0	8	1976	3	9145	N	N	13021 SE 49TH ST
008	259220	0800	5/17/02	\$395,000	1950	0	8	1982	3	9493	Y	N	14744 SE 63RD PL
008	344700	0040	6/11/03	\$339,000	1950	580	8	1966	4	12392	N	N	15928 SE 41ST PL
008	785656	0210	5/13/03	\$384,500	1950	590	8	1979	5	10000	N	N	14201 SE 51ST ST
008	260000	0400	1/28/03	\$375,500	1970	0	8	1977	4	10325	N	N	13401 SE 52ND ST
008	260010	0210	6/3/03	\$335,000	1970	0	8	1978	4	8623	N	N	13214 SE 57TH ST
008	345940	0410	6/10/02	\$384,000	1980	620	8	1972	5	9427	N	N	15400 SE 44TH PL
008	260004	0040	8/5/03	\$350,000	1990	0	8	1984	3	9230	N	N	13237 SE 54TH PL
008	785655	0680	5/22/03	\$361,725	1990	0	8	1979	3	8400	N	N	14300 SE 49TH ST
008	785660	0730	10/9/02	\$387,500	2010	0	8	1968	4	10900	N	N	14153 SE 45TH PL
008	259220	0160	12/12/03	\$460,000	2020	1180	8	1982	3	9882	N	N	6105 145TH PL SE
008	785520	0150	4/16/02	\$444,950	2020	0	8	1967	4	10450	Y	N	13900 SOMERSET BL SE
008	214131	0360	11/25/02	\$367,000	2040	0	8	1977	3	9654	N	N	15517 SE 48TH DR
008	260004	0090	4/19/02	\$371,500	2040	0	8	1984	3	10805	N	N	13287 SE 54TH PL
008	785660	1190	5/2/03	\$535,000	2060	700	8	1972	4	12019	Y	N	4412 144TH AV SE
008	934697	0020	1/4/02	\$315,000	2060	0	8	1977	4	7200	N	N	15920 SE 46TH WY
008	934694	0180	2/5/03	\$332,000	2070	0	8	1976	4	8250	N	N	4669 159TH AV SE
008	168790	0120	9/15/03	\$380,000	2080	0	8	1980	3	7975	N	N	16126 SE 46TH WY
008	942950	0185	6/25/03	\$415,000	2080	0	8	2003	3	11083	N	N	16723 SE NEWPORT WY
008	785660	0150	7/25/03	\$435,000	2120	0	8	1968	4	10300	N	N	4462 142ND AV SE
008	259221	0040	6/19/03	\$395,000	2130	0	8	1984	3	8313	N	N	15022 SE 63RD ST
008	785670	0560	4/10/02	\$357,000	2140	0	8	1972	4	8400	N	N	14715 SE 46TH ST
008	345990	0350	5/9/03	\$545,000	2150	1880	8	1954	4	15200	Y	N	15011 SE 51ST ST
008	221170	0010	3/18/03	\$405,000	2160	0	8	1986	3	15980	N	N	16711 SE 46TH ST
008	785661	0530	4/12/02	\$420,000	2160	0	8	1976	4	8400	Y	N	13912 SE 46TH ST
008	934810	0130	8/21/03	\$420,000	2160	310	8	1984	4	9632	N	N	15720 SE 45TH PL
008	785590	0060	10/3/02	\$500,000	2170	0	8	1967	4	9325	Y	N	14005 SE 44TH PL
008	162405	9295	6/25/03	\$359,150	2180	0	8	1979	4	11643	N	N	4609 130TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	162405	9197	1/29/02	\$436,500	2180	2180	8	1968	4	21255	N	N	4766 130TH AV SE
008	260012	0300	9/15/03	\$350,000	2180	0	8	1984	3	8130	N	N	13401 SE 59TH ST
008	214134	0180	10/2/03	\$399,950	2190	0	8	1982	4	7725	N	N	15303 SE 49TH ST
008	390710	0030	10/17/02	\$402,500	2190	880	8	1977	4	11371	N	N	12928 SE 45TH LN
008	259220	0610	4/15/02	\$429,500	2210	1040	8	1980	4	11047	N	N	6255 146TH PL SE
008	177760	0320	9/3/03	\$349,900	2220	0	8	1978	3	10350	N	N	4215 159TH AV SE
008	214130	0270	5/16/03	\$319,000	2220	0	8	1974	4	9800	N	N	14411 SE 49TH ST
008	259222	0390	12/4/02	\$410,000	2220	0	8	1986	3	7877	N	N	6318 151ST AV SE
008	259222	0290	11/24/03	\$480,000	2220	0	8	1986	3	7258	N	N	6314 150TH AV SE
008	785590	0050	4/14/03	\$430,450	2220	0	8	1968	4	9885	Y	N	14009 SE 44TH PL
008	955270	0260	3/11/02	\$359,500	2220	0	8	1986	3	11155	N	N	14326 SE 63RD ST
008	259222	0400	4/30/02	\$409,000	2230	0	8	1986	3	9852	N	N	6312 151ST AV SE
008	168790	0300	5/3/02	\$390,000	2250	0	8	1983	3	8477	N	N	16039 SE 46TH PL
008	142405	9135	3/1/02	\$371,500	2260	0	8	1983	3	11732	N	N	4662 161ST AV SE
008	168791	0040	6/13/03	\$388,000	2260	0	8	1984	3	8784	N	N	4726 163RD CT SE
008	168791	0110	7/15/03	\$395,000	2260	0	8	1983	4	10284	N	N	4730 162ND CT SE
008	259222	0180	6/25/03	\$535,000	2260	910	8	1987	3	8582	Y	N	15015 SE 64TH ST
008	785580	0460	3/3/02	\$470,000	2260	970	8	1968	4	8767	Y	N	4520 133RD AV SE
008	168791	0190	9/17/03	\$386,000	2270	0	8	1986	3	9802	N	N	4705 161ST AV SE
008	177760	0820	4/16/02	\$439,500	2280	468	8	2001	3	13700	N	N	15819 SE 43RD PL
008	517580	0021	5/27/03	\$318,000	2290	0	8	1983	3	15209	N	N	4169 158TH AV SE
008	177760	0090	11/25/03	\$335,000	2300	630	8	1978	4	10676	N	N	15605 SE NEWPORT WY
008	259222	0250	4/2/02	\$390,000	2300	0	8	1987	3	8800	N	N	15040 SE 64TH ST
008	142405	9123	10/28/02	\$385,000	2310	0	8	1976	4	11359	N	N	15615 SE 44TH PL
008	259222	0120	6/26/02	\$430,950	2370	0	8	1987	3	9386	Y	N	14919 SE 64TH ST
008	602800	0196	6/11/02	\$405,000	2410	730	8	1977	4	12720	N	N	4125 161ST AV SE
008	780546	0150	10/15/03	\$442,000	2420	0	8	1987	3	11791	N	N	17235 SE 47TH PL
008	932361	0090	8/2/02	\$382,500	2420	0	8	1980	4	7264	N	N	5305 139TH AV SE
008	785660	0870	8/6/02	\$410,000	2440	0	8	1972	3	9100	N	N	4443 144TH AV SE
008	955270	0870	9/3/02	\$415,000	2450	0	8	1983	4	8001	N	N	14016 SE 61ST PL
008	934700	0010	7/11/03	\$428,750	2470	0	8	1992	3	7410	N	N	15772 SE 44TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	955270	0040	9/25/02	\$400,000	2470	0	8	1983	3	8001	N	N	6211 142ND AV SE
008	168790	0530	5/24/02	\$394,950	2490	0	8	1981	3	7560	N	N	16123 SE 46TH PL
008	955270	0210	6/7/02	\$383,750	2510	0	8	1983	4	8954	N	N	14425 SE 63RD ST
008	260011	0070	7/3/03	\$460,000	2530	0	8	1979	5	9860	N	N	13921 SE 60TH ST
008	162405	9345	1/14/03	\$459,800	2580	0	8	2003	3	10615	N	N	4711 130TH AV SE
008	162405	9343	4/17/03	\$459,800	2580	0	8	2003	3	19789	N	N	4705 130TH AV SE
008	260000	0370	8/6/02	\$446,000	2580	0	8	1977	4	9840	N	N	5210 SOMERSET DR SE
008	260012	0060	5/20/02	\$343,000	2590	0	8	1981	3	11656	N	N	13610 SE 59TH ST
008	785656	0030	3/3/03	\$408,000	2590	0	8	1979	3	9000	N	N	14212 SE 51ST ST
008	162405	9323	7/10/02	\$440,000	2610	0	8	1998	3	8001	N	N	4754 130TH AV SE
008	260011	0090	7/14/03	\$375,000	2620	0	8	1979	4	10740	N	N	13929 SE 60TH ST
008	260012	0130	7/17/02	\$401,000	2660	0	8	1980	3	8280	N	N	13404 SE 59TH ST
008	260011	0800	8/26/03	\$350,000	2770	0	8	1979	4	19454	N	N	5905 138TH PL SE
008	260012	0040	9/22/03	\$385,000	2780	0	8	1980	3	10160	N	N	13630 SE 59TH ST
008	168790	0100	7/18/03	\$395,000	2790	0	8	1980	3	7350	N	N	16200 SE 46TH WY
008	221170	0375	4/30/02	\$480,000	2790	0	8	2002	3	18367	N	N	4563 167TH AV SE
008	259221	0830	8/20/03	\$481,000	2820	0	8	1985	3	12228	N	N	5923 149TH AV SE
008	260000	0320	12/17/03	\$465,000	2820	0	8	1977	4	10450	N	N	13416 SE 53RD ST
008	260001	0605	6/17/03	\$538,180	2840	560	8	2003	3	10005	N	N	13208 SE 49TH ST
008	785656	0120	12/16/02	\$520,000	2850	360	8	1980	3	11200	Y	N	14000 SE 50TH ST
008	259220	0490	7/9/02	\$385,000	2860	0	8	1981	3	8963	N	N	6251 147TH AV SE
008	259220	1470	8/27/02	\$425,000	2900	0	8	1981	3	11442	N	N	14522 SE 60TH ST
008	168790	0510	4/17/03	\$390,000	2910	0	8	1981	3	8266	N	N	16105 SE 46TH PL
008	259222	0300	6/25/02	\$550,000	2930	0	8	2002	3	7258	N	N	6308 150TH AV SE
008	162405	9074	1/7/03	\$512,800	3050	0	8	2002	3	6673	N	N	4719 130TH AV SE
008	785660	0780	6/3/02	\$427,500	3060	0	8	1969	4	10600	N	N	14213 SE 45TH PL
008	785500	0325	11/20/03	\$480,000	3080	0	8	1961	4	13130	Y	N	4398 SOMERSET BL SE
008	785500	0325	11/21/03	\$580,000	3080	0	8	1961	4	13130	Y	N	4398 SOMERSET BL SE
008	162405	9341	2/7/03	\$537,800	3390	0	8	2002	3	7755	N	N	4721 130TH AV SE
008	259221	0210	3/11/02	\$396,000	1350	620	9	1985	3	12159	N	N	14919 SE 60TH ST
008	260000	0110	11/1/02	\$387,500	1350	1860	9	1978	3	9895	N	N	5319 134TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	140400	0090	12/3/03	\$410,000	1400	930	9	1968	3	15096	Y	N	16435 SE 44TH PL	
008	345960	0280	3/3/03	\$448,000	1430	1370	9	1978	4	9500	N	N	14620 SE 47TH PL	
008	752640	0070	12/24/02	\$465,000	1440	1240	9	1967	4	36003	Y	N	4307 171ST PL SE	
008	785655	0310	6/16/03	\$355,450	1460	730	9	1979	3	10400	N	N	14131 SE 49TH PL	
008	259221	0900	7/14/03	\$493,000	1470	1030	9	1983	3	24923	Y	N	14812 SE 62ND CT	
008	932361	0060	5/15/02	\$415,000	1490	1190	9	1979	4	7990	Y	N	5336 HIGHLAND DR SE	
008	785661	0140	8/21/03	\$475,000	1500	700	9	1976	3	10700	N	N	4613 141ST CT SE	
008	214131	0530	8/7/03	\$462,000	1520	900	9	1978	4	9603	Y	N	4837 155TH AV SE	
008	932360	0180	4/24/02	\$437,600	1520	920	9	1979	4	9000	N	N	13817 SE 58TH PL	
008	260000	0080	7/28/03	\$463,000	1530	1510	9	1978	4	10500	N	N	5401 134TH AV SE	
008	322450	0160	5/6/02	\$434,100	1540	1340	9	1978	4	13914	Y	N	4651 154TH AV SE	
008	322450	0200	3/11/02	\$477,000	1540	920	9	1978	4	14018	Y	N	4725 154TH PL SE	
008	259220	1280	10/8/03	\$447,000	1550	1190	9	1982	4	11200	N	N	5820 146TH PL SE	
008	785530	0290	5/15/02	\$600,000	1550	1550	9	1961	4	8843	Y	N	4501 138TH AV SE	
008	785580	0990	1/2/03	\$406,000	1550	310	9	1974	4	12350	N	N	13250 SE 43RD PL	
008	337790	0200	7/9/03	\$700,000	1570	1570	9	1957	3	36750	Y	N	14845 SE 55TH ST	
008	785600	0010	7/16/03	\$524,000	1590	1240	9	1969	4	8721	Y	N	4509 141ST AV SE	
008	785600	0020	1/23/02	\$595,000	1590	1400	9	1969	3	8250	Y	N	4507 141ST PL SE	
008	932361	0430	6/18/03	\$490,000	1590	1300	9	1979	4	14615	N	N	5205 137TH PL SE	
008	259220	0290	2/13/03	\$500,000	1610	1420	9	1981	3	10961	Y	N	14543 SE 60TH ST	
008	345990	0105	4/15/03	\$464,900	1620	1550	9	1978	3	24327	Y	N	15028 SE 51ST ST	
008	132405	9141	6/11/03	\$460,000	1640	940	9	1988	3	26161	Y	N	16619 SE 43RD ST	
008	322451	0080	5/1/03	\$480,000	1640	1330	9	1979	4	23781	N	N	15455 SE 47TH PL	
008	214131	0290	7/18/03	\$493,200	1650	1420	9	1977	3	13138	Y	N	5014 156TH AV SE	
008	259751	0220	1/22/02	\$393,800	1660	0	9	1989	3	10860	N	N	6517 148TH AV SE	
008	260001	0050	2/12/03	\$446,000	1660	800	9	1979	4	11800	Y	N	13313 SE 51ST ST	
008	346030	0290	9/3/02	\$580,000	1660	1270	9	1995	3	19432	N	N	5408 153RD PL SE	
008	346030	0290	7/9/03	\$610,000	1660	1270	9	1995	3	19432	N	N	5408 153RD PL SE	
008	785640	0200	7/15/03	\$768,000	1670	1500	9	1969	4	9350	Y	N	4639 SOMERSET AV SE	
008	785664	0360	1/9/02	\$392,950	1670	1500	9	1978	4	13125	Y	N	13917 SE 42ND ST	
008	214133	0710	12/27/02	\$368,000	1680	1600	9	1977	3	7688	N	N	15800 SE 50TH ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785540	0050	3/20/03	\$775,000	1680	1130	9	1998	3	10352	Y	N	4401 138TH AV SE
008	785666	0180	3/26/02	\$628,000	1690	1000	9	1977	4	14992	Y	N	13900 SE 44TH ST
008	214133	0740	2/13/03	\$373,000	1700	1600	9	1979	3	10104	Y	N	15704 SE 50TH ST
008	322450	0060	5/16/02	\$427,500	1700	1040	9	1978	3	18167	N	N	4727 153RD AV SE
008	260001	0480	4/1/02	\$405,000	1720	1000	9	1979	4	13600	N	N	13238 SE 51ST PL
008	260001	0480	5/7/02	\$440,000	1720	1000	9	1979	4	13600	N	N	13238 SE 51ST PL
008	785500	0420	4/5/02	\$496,500	1720	700	9	1974	4	9460	Y	N	4460 SOMERSET BL SE
008	259220	1530	7/18/03	\$475,500	1730	1080	9	1982	3	10341	Y	N	5975 145TH AV SE
008	785666	0150	12/3/02	\$565,000	1740	1570	9	1977	4	13874	Y	N	13930 SE 44TH ST
008	368590	0070	3/14/03	\$459,000	1750	1150	9	1976	4	15600	Y	N	4429 167TH PL SE
008	785662	0010	6/26/02	\$405,000	1750	1500	9	1979	4	7900	N	N	14455 SE 45TH PL
008	259745	0820	5/8/02	\$380,000	1760	740	9	1981	3	14760	Y	N	5819 145TH AV SE
008	259753	0370	2/7/03	\$525,000	1760	1430	9	1995	3	11017	N	N	6717 155TH PL SE
008	785666	0170	5/15/02	\$570,000	1760	1200	9	1977	4	15232	Y	N	13912 SE 44TH ST
008	785641	0070	7/3/02	\$598,000	1770	1400	9	1973	4	13717	Y	N	4557 135TH AV SE
008	785655	0640	8/15/02	\$501,000	1770	1690	9	1979	3	12700	N	N	14318 SE 49TH ST
008	132405	9148	12/18/02	\$470,000	1780	0	9	1997	3	31204	Y	N	16830 SE 43rd ST
008	785650	0220	6/4/02	\$595,000	1790	1330	9	1978	4	14000	Y	N	13912 SE 47TH ST
008	785662	0360	6/17/03	\$505,000	1800	1800	9	1978	4	8929	N	N	4618 143RD AV SE
008	785660	0010	3/26/02	\$375,000	1820	0	9	1968	4	10400	N	N	4451 141ST AV SE
008	932360	0340	5/22/03	\$430,000	1820	780	9	1979	4	10112	N	N	5650 137TH AV SE
008	780546	0330	10/21/02	\$420,000	1830	510	9	1985	3	12036	N	N	17219 SE 46TH PL
008	785640	0260	2/27/02	\$539,000	1830	750	9	1973	4	8350	Y	N	4710 SOMERSET PL SE
008	785657	0160	9/24/03	\$499,000	1830	1110	9	1980	4	15300	N	N	14211 SE 52ND PL
008	785655	0610	6/23/03	\$490,000	1860	1790	9	1979	4	18100	N	N	14315 SE 49TH ST
008	955270	0420	6/10/03	\$420,000	1890	980	9	1986	3	10237	Y	N	6102 142ND AV SE
008	785600	0070	4/8/03	\$450,000	1920	0	9	1968	4	11000	N	N	4510 141ST PL SE
008	932360	0640	5/13/03	\$434,500	1950	1830	9	1980	3	11545	Y	N	5621 134TH AV SE
008	785540	0130	4/26/02	\$554,000	1960	1500	9	1968	4	8450	Y	N	4416 138TH AV SE
008	260000	0450	7/8/02	\$452,000	1970	1330	9	1978	4	9665	N	N	13513 SE 52ND ST
008	259745	0790	3/21/02	\$649,950	1980	1640	9	2002	3	11441	Y	N	5801 145TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	785520	0110	8/13/03	\$540,000	1980	1010	9	1965	4	8400	Y	N	13710 SOMERSET BL SE	
008	322451	0260	5/15/03	\$460,000	1990	1130	9	1980	4	10633	Y	N	4743 155TH PL SE	
008	259220	0570	9/22/03	\$419,000	2000	680	9	1981	4	8353	N	N	6210 146TH PL SE	
008	345960	0430	6/5/03	\$575,000	2010	960	9	1978	4	13500	Y	N	4757 146TH PL SE	
008	785640	0500	12/3/02	\$600,000	2010	1960	9	1973	4	9900	Y	N	4615 139TH AV SE	
008	259746	0130	11/5/03	\$691,950	2020	2000	9	1985	3	9450	Y	N	14755 SE 56TH ST	
008	932360	0670	9/30/02	\$440,000	2020	2000	9	1983	4	12900	Y	N	5775 HIGHLAND DR SE	
008	932360	0060	3/4/02	\$630,000	2030	1720	9	1981	3	9612	Y	N	13608 SE 58TH PL	
008	785540	0790	11/17/03	\$685,000	2040	2040	9	1963	4	9425	Y	N	4511 140TH AV SE	
008	132405	9121	9/25/03	\$436,500	2050	400	9	1984	3	20329	Y	N	17106 SE 43RD ST	
008	260014	0450	12/2/02	\$472,000	2060	720	9	1988	3	9737	N	N	6223 139TH PL SE	
008	345990	0315	5/23/02	\$481,000	2070	510	9	1968	4	18750	Y	N	5025 145TH PL SE	
008	259221	0560	5/30/02	\$372,500	2090	0	9	1983	3	14713	N	N	5716 149TH AV SE	
008	259221	0880	5/28/02	\$378,000	2090	0	9	1983	3	13888	N	N	6011 149TH AV SE	
008	785600	0210	2/22/02	\$543,000	2090	600	9	1974	4	8300	Y	N	14024 SOMERSET BL SE	
008	214131	0470	6/19/02	\$386,000	2100	0	9	1977	4	12100	Y	N	5020 155TH PL SE	
008	259751	0330	4/17/03	\$370,000	2110	0	9	1989	3	9024	N	N	14710 SE 65TH ST	
008	785500	0460	8/18/03	\$800,000	2140	1800	9	1967	4	9671	Y	N	4461 137TH AV SE	
008	896550	0280	4/23/02	\$382,050	2140	0	9	1984	3	9929	N	N	4551 169TH PL SE	
008	214134	0040	2/20/03	\$365,000	2150	0	9	1979	4	15304	N	N	15317 SE 49TH PL	
008	214131	0060	12/22/03	\$420,000	2170	620	9	1978	4	8579	Y	N	15517 SE 49TH ST	
008	260014	0560	9/23/03	\$553,700	2180	1400	9	1989	3	12765	N	N	6222 139TH PL SE	
008	214133	0470	8/26/03	\$381,000	2200	0	9	1978	4	7500	N	N	4855 158TH PL SE	
008	780546	0010	8/4/03	\$505,000	2200	700	9	1987	3	15288	N	N	17125 SE 47TH ST	
008	785520	0040	8/7/02	\$480,000	2200	0	9	1976	4	8341	Y	N	4546 SOMERSET BL SE	
008	785662	0260	6/2/03	\$520,000	2200	1330	9	1982	4	13800	N	N	4600 144TH PL SE	
008	259220	1450	3/7/03	\$544,500	2210	1620	9	1982	3	16665	Y	N	5849 145TH PL SE	
008	785540	0300	3/26/02	\$542,000	2210	1070	9	1969	4	11176	Y	N	4448 139TH AV SE	
008	345960	0590	6/10/03	\$396,000	2220	0	9	1978	4	13000	N	N	4644 147TH PL SE	
008	896550	0010	6/11/03	\$459,850	2230	0	9	1986	3	9770	N	N	16801 SE 46TH ST	
008	780546	0030	6/23/03	\$460,500	2250	0	9	1987	3	10171	N	N	17211 SE 47TH ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	162405	9330	6/12/03	\$455,000	2270	0	9	2000	3	6572	N	N	12935 SE 47TH PL	
008	259745	0110	10/8/03	\$625,000	2270	1320	9	1981	4	12405	Y	N	5830 145TH PL SE	
008	259220	1670	7/15/03	\$587,000	2280	1090	9	1981	3	9860	Y	N	5811 143RD PL SE	
008	785662	0230	3/3/03	\$376,000	2280	0	9	1978	4	11500	N	N	4614 144TH PL SE	
008	259221	0480	1/30/02	\$422,500	2290	0	9	1985	3	15220	N	N	14928 SE 58TH ST	
008	785660	0540	11/19/02	\$393,000	2290	0	9	1968	4	11000	N	N	14206 SE 45TH PL	
008	413966	0180	6/26/03	\$724,850	2300	2180	9	1996	3	16460	N	N	5592 159TH PL SE	
008	214131	0670	1/9/03	\$467,500	2310	530	9	1978	4	17139	N	N	15309 SE 48TH DR	
008	785662	0690	10/14/03	\$429,000	2320	0	9	1980	4	10700	N	N	4667 144TH PL SE	
008	785657	0250	6/12/03	\$388,000	2350	0	9	1979	3	9100	N	N	14204 SE 52ND PL	
008	896550	0090	1/4/02	\$387,500	2350	0	9	1985	3	10027	N	N	16945 SE 47TH ST	
008	260013	0530	12/5/03	\$443,000	2380	0	9	1986	3	11325	N	N	6393 138TH PL SE	
008	259220	1640	4/24/02	\$500,000	2390	1320	9	1981	3	12268	Y	N	5715 143RD PL SE	
008	260014	0080	9/19/03	\$525,000	2390	0	9	1988	4	11770	N	N	14059 SE 63RD ST	
008	221170	0335	4/28/03	\$470,000	2420	0	9	1989	3	19922	N	N	16514 SE 46TH ST	
008	260002	0360	12/3/02	\$430,000	2430	500	9	1981	4	10450	Y	N	4812 136TH PL SE	
008	259746	0200	9/10/03	\$541,500	2440	0	9	1985	3	10270	Y	N	14720 SE 56TH ST	
008	259752	0770	6/24/02	\$445,000	2460	0	9	1988	3	9472	N	N	6506 151ST PL SE	
008	260014	0200	5/9/02	\$475,000	2470	0	9	1989	3	10125	N	N	13896 SE 64TH ST	
008	942950	0049	4/23/02	\$498,800	2470	1000	9	2002	3	30190	Y	N	16608 SE NEWPORT WY	
008	259752	0670	3/25/03	\$490,000	2490	0	9	1989	3	11474	N	N	15054 SE 65TH ST	
008	259752	0400	6/11/03	\$480,000	2500	0	9	1989	3	9372	N	N	6578 150TH PL SE	
008	259221	0750	5/24/02	\$553,000	2510	850	9	1984	3	12667	Y	N	5809 149TH AV SE	
008	955270	0600	5/19/03	\$465,000	2510	470	9	1982	3	8184	N	N	6122 144TH PL SE	
008	955270	0690	9/25/02	\$429,950	2510	0	9	1981	4	10117	Y	N	14304 SE 61ST ST	
008	785662	0310	8/20/03	\$437,400	2520	0	9	1978	4	9500	N	N	4625 144TH PL SE	
008	896550	0970	3/18/02	\$385,000	2520	0	9	1983	3	9665	N	N	4537 169TH AV SE	
008	414093	0010	6/24/02	\$490,000	2530	0	9	2002	3	6737	N	N	4492 163RD PL SE	
008	214134	0060	10/21/02	\$401,000	2540	0	9	1979	4	18265	Y	N	15329 SE 49TH PL	
008	345975	0080	11/10/03	\$490,600	2540	0	9	1989	3	11016	Y	N	15531 SE 43RD PL	
008	955270	0430	8/13/03	\$520,000	2550	730	9	1983	3	14416	Y	N	14295 SE 61ST ST	

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008	896545	0090	9/16/03	\$549,950	2560	0	9	1993	3	9936	N	N	16450 SE 48TH PL
008	896550	0220	6/19/03	\$519,000	2560	0	9	1983	3	9983	N	N	16914 SE 47TH ST
008	259221	0870	7/16/02	\$450,000	2580	0	9	1984	3	8561	N	N	6001 149TH AV SE
008	221170	0155	4/28/03	\$600,000	2600	350	9	1984	3	17118	N	N	4440 167TH AV SE
008	259751	0240	5/23/02	\$465,000	2600	0	9	1989	3	10527	N	N	14803 SE 66TH ST
008	260013	0350	11/5/02	\$500,500	2600	0	9	1986	3	10822	N	N	13804 SE 62ND ST
008	259221	0110	8/13/03	\$580,000	2630	1230	9	1984	3	8222	N	N	14905 SE 61ST CT
008	183698	0200	8/14/03	\$439,500	2640	0	9	1999	3	6179	N	N	16109 SE 45TH CT
008	259753	1200	5/6/03	\$478,000	2640	0	9	1995	3	9380	Y	N	15406 SE 66TH PL
008	259751	0450	2/25/02	\$495,000	2660	0	9	1988	3	11703	N	N	14811 SE 65TH ST
008	322451	0250	10/14/03	\$480,000	2680	0	9	1982	3	12015	Y	N	4733 155TH PL SE
008	414093	0020	6/24/03	\$459,000	2680	0	9	2001	3	6459	N	N	4486 163RD PL SE
008	955270	0760	7/17/02	\$537,500	2700	1300	9	1985	3	10263	Y	N	6011 142ND CT SE
008	183698	0220	11/1/02	\$473,950	2710	0	9	1999	3	4500	N	N	16121 SE 45TH CT
008	183698	0130	3/6/03	\$470,000	2710	0	9	1999	3	6382	N	N	16148 SE 45TH CT
008	260013	0470	5/20/02	\$496,000	2710	0	9	1987	3	11992	N	N	6333 138TH PL SE
008	932361	0170	5/7/02	\$460,000	2710	0	9	1981	4	11214	N	N	5285 HIGHLAND DR
008	037830	0060	4/19/02	\$446,000	2720	0	9	1999	3	7617	N	N	4409 160TH AV SE
008	260001	0060	11/7/02	\$492,000	2720	0	9	1979	3	16600	Y	N	5016 134TH PL SE
008	896545	0280	7/17/02	\$510,000	2730	0	9	1994	3	7676	N	N	16464 SE 47TH ST
008	183698	0090	7/21/03	\$443,000	2738	0	9	2000	3	4500	N	N	16113 SE 45TH ST
008	785655	0170	4/2/02	\$458,000	2740	0	9	1981	4	8900	N	N	4800 140TH PL SE
008	259751	0190	8/25/02	\$420,000	2750	0	9	1988	3	10301	N	N	14716 SE 66TH ST
008	322451	0100	4/18/02	\$524,500	2750	970	9	1987	3	17023	N	N	4756 155TH PL SE
008	414093	0060	4/24/03	\$630,000	2750	0	9	2001	3	13196	Y	N	4456 163RD PL SE
008	260014	0490	5/9/03	\$512,000	2780	0	9	1989	3	9019	N	N	6321 139TH PL SE
008	259751	0080	1/8/02	\$440,000	2790	0	9	1989	3	10949	N	N	14639 SE 66TH ST
008	750270	0190	8/1/02	\$560,000	2790	0	9	1999	3	11104	N	N	15108 SE 54TH PL
008	259751	0110	12/3/03	\$473,048	2800	0	9	1988	3	9143	N	N	14711 SE 66TH ST
008	259752	0060	11/18/02	\$475,000	2800	0	9	1988	3	9933	N	N	14943 SE 66TH ST
008	750270	0020	8/20/03	\$545,000	2800	0	9	1998	3	9211	N	N	15025 SE 54TH PL

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	750270	0180	5/20/03	\$545,000	2820	0	9	1999	3	9235	N	N	15110 SE 54TH PL	
008	259751	0140	8/26/03	\$436,457	2830	0	9	1988	3	16206	N	N	14735 SE 66TH ST	
008	259221	0280	11/11/03	\$489,961	2840	0	9	1984	3	17747	N	N	14955 SE 60TH ST	
008	259752	0530	11/12/03	\$490,000	2840	0	9	1989	3	13142	N	N	14842 SE 66TH ST	
008	932361	0110	7/16/02	\$414,000	2870	0	9	1980	4	11304	N	N	5302 139TH AV SE	
008	259746	0030	7/2/02	\$540,000	2890	0	9	1998	3	9916	Y	N	14555 SE 56TH ST	
008	414093	0070	4/26/02	\$560,000	2890	0	9	2001	3	10623	Y	N	4450 163RD PL SE	
008	259752	0830	4/29/02	\$485,000	2900	0	9	1989	3	11253	N	N	6509 151ST PL SE	
008	259752	0980	9/11/02	\$475,000	2910	0	9	1989	3	13510	N	N	14843 SE 65TH ST	
008	345941	0300	3/25/03	\$401,000	2910	0	9	1976	3	12358	N	N	4438 156TH PL SE	
008	785655	0190	7/31/02	\$590,000	2910	0	9	1980	3	11900	Y	N	4807 140TH PL SE	
008	183698	0150	6/16/03	\$435,000	2920	0	9	1999	3	4500	N	N	16130 SE 45TH CT	
008	183698	0060	3/21/02	\$475,000	2920	0	9	1999	3	5700	N	N	16223 SE 45TH ST	
008	345941	0040	8/18/03	\$427,950	2930	0	9	1973	4	10394	N	N	4417 155TH AV SE	
008	259745	0720	4/4/03	\$690,600	2940	1130	9	1989	3	17055	Y	N	5607 145TH AV SE	
008	259751	0230	1/28/03	\$465,000	2940	0	9	1989	3	16521	N	N	6525 148TH AV SE	
008	322450	0090	7/14/03	\$510,000	2960	840	9	1988	3	16542	Y	N	4757 153RD AV SE	
008	183698	0120	10/20/03	\$550,000	2965	0	9	2000	3	4606	N	N	16131 SE 45TH ST	
008	259221	0650	6/10/02	\$557,000	3000	0	9	1983	3	15620	Y	N	14830 SE 58TH ST	
008	896545	0220	4/17/03	\$524,888	3010	0	9	1993	3	7942	N	N	16550 SE 48TH PL	
008	259752	0420	12/5/02	\$476,500	3050	0	9	1989	3	9036	N	N	6574 150TH PL SE	
008	414093	0120	5/9/02	\$530,000	3060	0	9	2001	3	7232	N	N	4473 163RD PL SE	
008	942950	0183	7/26/02	\$516,618	3090	0	9	2002	3	7601	N	N	16717 SE NEWPORT WY	
008	942950	0187	12/31/02	\$480,000	3100	0	9	2002	3	6644	N	N	16721 SE NEWPORT WY	
008	259752	0010	10/11/02	\$500,000	3130	0	9	1989	3	10504	N	N	14827 SE 66TH ST	
008	183698	0190	7/28/03	\$440,000	3135	0	9	1999	3	4599	N	N	16105 SE 45TH CT	
008	259753	0380	8/20/03	\$558,000	3150	0	9	1993	3	10693	N	N	6712 156TH AV SE	
008	607050	0005	4/7/03	\$542,500	3150	0	9	2003	3	19300	N	N	16155 SE 43RD ST	
008	750270	0150	9/17/03	\$580,000	3210	390	9	1999	3	9701	N	N	15152 SE 54TH PL	
008	260000	0460	11/27/02	\$625,000	3230	2010	9	1977	4	12150	N	N	13521 SE 52ND ST	
008	413966	0350	8/28/03	\$639,000	3270	0	9	1995	3	18017	N	N	15898 SE 58TH ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	896541	0010	4/5/02	\$620,000	3290	0	9	1995	3	8906	N	N	16694 SE 48TH CT
008	183698	0040	7/1/03	\$473,000	3360	0	9	1999	3	6314	N	N	4512 162ND WY SE
008	414093	0090	4/10/03	\$548,990	3400	0	9	2002	3	10784	N	N	4455 163rd PL SE
008	414093	0040	1/18/02	\$517,000	3400	0	9	2001	3	7950	N	N	4474 163RD PL SE
008	414093	0110	2/12/02	\$550,000	3400	0	9	2001	3	7081	N	N	4467 163RD PL SE
008	896541	0100	8/13/03	\$661,500	3406	0	9	1995	3	14357	N	N	16427 SE 48TH CT
008	259220	1630	1/16/03	\$648,000	3415	390	9	1981	5	18646	Y	N	5709 143RD PL SE
008	780546	0690	8/26/02	\$588,000	3500	0	9	1987	3	11658	N	N	17246 SE 46TH ST
008	785661	0010	5/9/03	\$730,000	3630	710	9	1976	4	13487	Y	N	4630 139TH AV SE
008	785540	0270	8/28/03	\$673,000	3660	0	9	1964	4	11100	Y	N	4474 139TH AV SE
008	259753	0120	1/17/03	\$537,000	3750	0	9	1991	3	15012	N	N	6518 153RD PL SE
008	259745	0230	8/22/03	\$635,000	1370	830	10	1983	5	13679	Y	N	5610 145TH AV SE
008	808102	0380	8/8/03	\$750,000	1760	1590	10	1995	3	11688	Y	N	15477 SE 58TH ST
008	132405	9057	9/26/02	\$670,000	1780	1780	10	1999	3	7864	Y	N	4214 167TH CT NE
008	259745	0080	9/18/02	\$477,000	1800	1080	10	1983	3	12847	Y	N	5817 145TH PL SE
008	780545	0450	8/5/02	\$540,000	1880	0	10	1984	3	12609	Y	N	4611 176TH AV SE
008	785666	0110	10/6/03	\$660,000	1970	1350	10	1977	4	13874	Y	N	14028 SE 44TH ST
008	785641	0300	8/13/03	\$672,500	2050	1700	10	1972	4	14500	Y	N	4735 134TH PL SE
008	896550	0630	7/2/03	\$855,000	2080	1850	10	1985	3	15797	Y	N	4414 173RD AV SE
008	132405	9111	10/7/03	\$470,000	2160	610	10	1979	3	20037	Y	N	17114 SE 43RD ST
008	259753	0560	12/23/02	\$415,058	2160	0	10	1994	3	11086	N	N	6512 156TH AV SE
008	185475	0050	7/25/03	\$660,000	2170	2170	10	1999	3	8307	Y	N	4524 160TH AV SE
008	808100	0060	5/6/02	\$608,000	2230	1490	10	1989	3	9607	Y	N	15506 SE 55TH PL
008	808104	0080	11/26/03	\$960,000	2260	1660	10	1996	3	17036	Y	N	15461 SE 60TH PL
008	785641	0500	8/19/02	\$620,000	2290	1700	10	1972	4	16700	Y	N	4736 136TH PL SE
008	162405	9008	8/20/02	\$825,000	2370	2350	10	2001	3	16143	Y	N	4320 130TH PL SE
008	615495	0020	4/1/02	\$406,430	2370	0	10	1985	3	11041	N	N	4444 156TH PL SE
008	896552	0050	12/12/02	\$559,900	2370	650	10	1985	3	10033	Y	N	17640 SE 45TH PL
008	259745	0170	8/12/02	\$439,500	2420	0	10	1983	3	16318	Y	N	5730 145TH AV SE
008	413940	0290	10/24/02	\$550,000	2460	0	10	1992	3	8118	N	N	17125 SE 47TH PL
008	615495	0050	3/5/03	\$453,770	2470	0	10	1985	4	9467	N	N	4453 156TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	260001	0180	10/17/02	\$690,000	2480	1200	10	1981	4	13650	Y	N	4817 134TH PL SE
008	322451	0160	6/6/03	\$608,000	2500	1250	10	1982	3	16894	Y	N	4708 155TH PL SE
008	780545	0850	9/9/02	\$550,000	2500	0	10	1984	3	11251	N	N	4681 174TH AV SE
008	780545	0160	5/24/02	\$594,500	2510	1300	10	1984	3	15297	Y	N	17525 SE 47TH ST
008	413960	0300	7/15/02	\$467,000	2530	0	10	1992	3	17186	N	N	6045 158TH AV SE
008	785640	0320	12/9/02	\$600,000	2560	0	10	1977	4	9350	Y	N	4725 SOMERSET PL SE
008	413940	0530	10/9/03	\$561,500	2570	0	10	1991	3	8582	N	N	4728 171ST AV SE
008	413960	0050	4/29/03	\$483,000	2580	0	10	1995	3	14858	N	N	6124 158TH AV SE
008	413940	0030	5/16/02	\$527,000	2600	0	10	1992	3	7760	N	N	17086 SE 47TH CT
008	785640	0300	12/9/02	\$726,000	2610	570	10	1985	3	9400	Y	N	4620 SOMERSET PL SE
008	896550	0780	10/17/02	\$1,090,000	2610	1000	10	1985	3	23029	Y	N	4434 170TH AV SE
008	142405	9149	2/25/02	\$605,000	2630	1110	10	2001	3	5615	Y	N	16114 SE 45TH ST
008	808103	0360	7/31/03	\$520,000	2640	0	10	1989	3	12390	N	N	6215 155TH PL SE
008	413940	0140	6/11/02	\$535,000	2650	0	10	1992	3	6480	N	N	17073 SE 47TH CT
008	142405	9148	1/29/02	\$616,000	2700	850	10	2001	3	6294	N	N	16120 SE 45TH ST
008	413940	0110	6/13/02	\$526,000	2700	0	10	1992	3	8859	N	N	17011 SE 47TH CT
008	413940	0680	4/9/03	\$555,000	2730	0	10	1993	3	6604	N	N	16846 SE 47TH WY
008	259753	0810	12/23/03	\$495,000	2740	0	10	1991	3	10758	N	N	6711 156TH AV SE
008	259753	0540	9/24/03	\$559,000	2780	910	10	1994	3	11262	N	N	6518 156TH AV SE
008	259753	0700	4/9/03	\$491,000	2780	0	10	1991	3	10271	N	N	15568 SE 67TH PL
008	413960	0130	9/18/02	\$539,000	2780	0	10	1993	3	30300	Y	N	6011 156TH PL SE
008	780545	0860	7/1/02	\$511,000	2790	0	10	1984	3	10135	N	N	4685 174TH AV SE
008	259752	0430	1/28/03	\$500,000	2800	0	10	1989	3	12353	N	N	6572 150TH PL SE
008	928600	0040	10/23/02	\$875,277	2800	0	10	2000	3	21818	Y	N	6250 153RD AV SE
008	413960	0060	4/25/02	\$698,000	2810	1460	10	1995	3	16128	N	N	6078 158TH AV SE
008	896550	0890	1/1/03	\$570,000	2810	0	10	1984	3	9924	Y	N	4461 170TH AV SE
008	808950	0110	8/31/03	\$775,000	2820	1220	10	1995	3	12900	Y	N	6509 153RD AV SE
008	750270	0130	3/4/03	\$620,000	2830	310	10	2000	3	10114	N	N	15182 SE 54TH PL
008	413940	0130	12/5/02	\$540,000	2850	0	10	1992	3	7413	N	N	17057 SE 47TH CT
008	896550	0380	12/5/03	\$480,000	2860	0	10	1983	3	10676	N	N	4518 169TH AV SE
008	896550	0650	7/17/02	\$898,800	2890	2080	10	1984	3	17223	Y	N	4421 173RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	780545	0250	5/14/02	\$775,000	2900	0	10	1984	3	12396	Y	N	4648 177TH AV SE	
008	259753	0450	6/11/03	\$519,500	2910	0	10	1994	3	9532	N	N	6674 156TH AV SE	
008	259753	0080	3/21/02	\$499,300	2920	0	10	1991	3	12415	N	N	6722 153RD PL SE	
008	780546	0640	3/19/03	\$565,000	2920	0	10	1987	3	10178	Y	N	17512 SE 46TH ST	
008	808102	0080	7/18/03	\$638,000	2930	0	10	1989	3	8955	Y	N	15248 SE 58TH ST	
008	132405	9156	7/24/03	\$590,500	2950	850	10	2002	3	23740	N	N	16433 SE 43RD ST	
008	259753	0310	9/17/03	\$569,900	2950	0	10	1992	3	13498	N	N	15455 SE 67TH ST	
008	214133	0780	7/26/02	\$500,000	3000	0	10	1979	4	21376	Y	N	4836 157TH AV SE	
008	896550	0530	3/27/03	\$632,750	3050	1000	10	1987	3	11565	N	N	4525 173RD AV SE	
008	780545	0750	12/12/02	\$556,000	3060	0	10	1984	3	13554	N	N	4671 174TH CT SE	
008	259752	0780	4/7/03	\$521,000	3070	0	10	1988	3	9424	N	N	6510 151ST PL SE	
008	259753	0990	7/8/02	\$745,000	3076	956	10	2001	3	10278	Y	N	15431 SE 6TH PL	
008	259753	0960	5/15/03	\$595,000	3080	1030	10	1991	3	9547	Y	N	15425 SE 67TH PL	
008	259753	0960	2/14/02	\$610,000	3080	1030	10	1991	3	9547	Y	N	15425 SE 67TH PL	
008	780545	0370	1/7/03	\$640,000	3090	0	10	1984	3	13172	Y	N	17611 SE 46TH PL	
008	413940	0080	12/17/03	\$638,000	3110	0	10	1992	3	11787	N	N	17034 SE 47TH CT	
008	808950	0080	7/3/03	\$612,000	3110	0	10	1996	3	12487	N	N	6514 153RD AV SE	
008	934640	0010	1/20/03	\$622,950	3112	0	10	2000	3	6531	N	N	16047 SE 45TH PL	
008	934640	0030	9/17/03	\$622,950	3112	0	10	2000	3	6865	N	N	16095 SE 45TH PL	
008	259753	0910	4/14/03	\$510,000	3130	0	10	1992	3	9465	N	N	15442 SE 67TH ST	
008	413940	0480	7/24/03	\$630,000	3130	0	10	1991	3	9612	N	N	17136 SE 147TH PL	
008	242405	9139	6/23/03	\$630,000	3150	720	10	1991	3	33980	N	N	4856 167TH AV SE	
008	259753	1100	1/17/03	\$565,000	3150	0	10	1992	3	10141	Y	N	6608 154TH PL SE	
008	259745	0800	8/23/02	\$581,500	3180	0	10	1983	3	11177	Y	N	5805 145TH AV SE	
008	259753	0670	7/21/03	\$519,000	3210	0	10	1991	3	9000	N	N	6645 156TH AV SE	
008	808951	0180	6/17/02	\$695,000	3230	0	10	1996	3	9885	N	N	6546 156TH AV SE	
008	780545	0820	1/15/03	\$561,900	3240	0	10	1983	3	10857	N	N	4672 174TH AV SE	
008	260002	0290	8/19/02	\$610,000	3260	0	10	1986	3	13000	Y	N	13808 SE 51ST PL	
008	259753	0490	9/28/02	\$487,000	3310	0	10	1994	3	10138	N	N	6648 156TH AV SE	
008	413960	0090	3/5/02	\$512,000	3330	0	10	1994	3	18029	N	N	15782 SE 60TH PL	
008	345975	0060	8/18/03	\$601,500	3340	480	10	1989	3	7291	Y	N	4335 155TH PL SE	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	808104	0110	11/3/03	\$645,000	3340	0	10	1996	3	15015	Y	N	6071 155TH AV SE
008	259745	0380	7/22/02	\$659,600	3370	0	10	1984	3	19009	Y	N	5316 143RD AV SE
008	934640	0050	10/24/02	\$599,999	3370	0	10	2000	3	7391	N	N	16071 SE 45TH PL
008	259753	0100	7/3/02	\$495,000	3380	0	10	1991	3	10348	N	N	6622 153RD PL SE
008	896540	0230	10/20/03	\$675,000	3400	0	10	1988	3	13740	N	N	16538 SE 50TH PL
008	896552	0080	4/22/02	\$610,000	3400	0	10	1985	3	11549	Y	N	17616 SE 45TH PL
008	260002	0260	4/22/03	\$835,000	3470	1570	10	1984	3	14200	Y	N	5019 139TH PL SE
008	037830	0040	6/10/03	\$726,000	3500	0	10	1999	3	12246	N	N	4422 160TH AV SE
008	259753	0580	6/13/03	\$555,000	3520	0	10	1992	3	10994	N	N	15542 SE 66TH PL
008	780545	0410	6/4/03	\$795,000	3540	0	10	1987	3	12842	Y	N	4642 176TH AV SE
008	896550	0490	5/12/03	\$575,000	3540	0	10	1986	3	10649	N	N	17207 SE 45TH ST
008	928600	0220	12/11/03	\$699,950	3540	0	10	1999	3	16416	N	N	5622 153RD AV SE
008	896540	0380	6/24/03	\$569,000	3730	0	10	1990	3	11720	N	N	16770 SE 49TH ST
008	896550	0510	7/22/02	\$623,000	3810	0	10	1987	3	9569	N	N	4511 173RD AV SE
008	185475	0130	6/20/03	\$700,000	3820	0	10	2001	3	15963	Y	N	4567 160TH AV SE
008	413966	0420	8/6/03	\$800,000	3850	0	10	1997	3	32335	Y	N	15722 SE 58TH PL
008	896540	0290	12/11/02	\$674,000	3930	0	10	1989	3	11620	N	N	16657 SE 49TH ST
008	260002	0190	7/15/02	\$725,000	4870	0	10	1987	3	15450	N	N	5014 139TH PL SE
008	785650	0190	4/23/03	\$753,500	1660	1150	11	1977	4	19584	Y	N	13928 SE 47TH ST
008	785650	0010	3/25/02	\$1,175,000	1710	1590	11	1999	3	11350	Y	N	13901 SE 47TH ST
008	808101	0420	9/24/03	\$720,000	1950	910	11	1986	3	9734	Y	N	5425 156TH AV SE
008	896551	0130	1/8/03	\$712,500	1950	1040	11	1984	3	12321	Y	N	17509 SE 45TH ST
008	259745	0650	2/24/03	\$730,000	2020	2020	11	1985	3	8009	Y	N	5419 143RD AV SE
008	785641	0360	9/23/02	\$750,000	2330	1230	11	1971	4	13840	Y	N	4647 136TH AV SE
008	259745	0660	11/1/03	\$905,000	2440	1600	11	1981	3	9528	Y	N	5427 143RD AV SE
008	259745	0570	4/22/02	\$1,010,000	2460	2540	11	1984	4	13183	Y	N	5634 142ND AV SE
008	259745	0220	2/26/02	\$575,000	2510	1150	11	1983	3	13358	Y	N	5606 145TH AV SE
008	808100	0350	9/19/03	\$1,225,000	2680	1650	11	1987	3	17563	Y	N	15352 SE 53RD ST
008	808103	0200	7/15/03	\$1,075,000	2700	2014	11	2002	3	10252	Y	N	5876 155TH AV SE
008	808100	0470	3/6/03	\$859,000	2750	2280	11	1988	3	15499	Y	N	5335 154TH AV SE
008	928600	0030	7/12/03	\$790,000	2780	1570	11	2000	3	20731	Y	N	15297 SE 62ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	259745	0440	5/15/03	\$572,500	2820	1060	11	1983	3	16856	Y	N	5305 143RD AV SE	
008	928600	0320	7/16/02	\$795,000	2820	1610	11	1999	3	16900	N	N	5869 152ND AV SE	
008	808100	0190	12/2/03	\$775,000	2920	1000	11	1990	3	9840	Y	N	5438 154TH AV SE	
008	259745	0430	7/21/03	\$660,000	2970	2250	11	1983	3	15081	Y	N	5306 143RD AV SE	
008	896551	0010	6/27/02	\$579,900	2990	0	11	1984	3	10271	N	N	17311 SE 45TH ST	
008	808100	0290	7/23/02	\$1,067,000	3010	870	11	2001	3	10048	Y	N	5326 154TH AV SE	
008	750450	0060	9/6/02	\$725,000	3080	940	11	2000	3	15100	Y	N	17241 SE 42ND PL	
008	185475	0040	2/11/02	\$640,000	3150	760	11	1999	3	8071	Y	N	4532 160TH AV SE	
008	808951	0140	1/27/03	\$750,000	3150	0	11	1996	3	13788	N	N	6584 156TH AV SE	
008	259753	1160	10/3/03	\$655,000	3220	0	11	1997	3	13504	Y	N	15414 SE 66TH PL	
008	808951	0110	5/21/02	\$894,000	3360	1600	11	2000	3	17839	N	N	6528 155TH AV SE	
008	412850	0150	9/9/03	\$680,000	3400	880	11	1999	3	12698	Y	N	16050 SE 48TH DR	
008	896551	0300	1/14/02	\$665,000	3420	770	11	1985	3	10446	Y	N	17412 SE 45TH ST	
008	412850	0080	3/15/03	\$680,000	3450	0	11	2000	3	12285	N	N	16290 SE 48TH DR	
008	412850	0080	1/3/03	\$692,500	3450	0	11	2000	3	12285	N	N	16290 SE 48TH DR	
008	928600	0370	7/10/03	\$855,000	3510	1170	11	2000	3	13459	N	N	5983 152ND AV SE	
008	412850	0400	6/3/02	\$680,000	3520	0	11	1998	3	7595	N	N	16293 SE 48TH ST	
008	412850	0440	1/31/03	\$780,000	3520	0	11	1998	3	7944	N	N	4935 163RD PL SE	
008	412850	0300	7/26/02	\$710,000	3540	0	11	1999	3	9186	N	N	4882 160TH CT SE	
008	412850	0190	7/21/03	\$705,000	3540	0	11	1999	3	8560	Y	N	15990 SE 48TH DR	
008	928600	0080	3/13/03	\$919,950	3540	970	11	2001	3	20667	Y	N	5960 152ND AV SE	
008	412850	0430	1/4/02	\$725,000	3560	0	11	1998	3	11206	N	N	4911 163RD PL SE	
008	412850	0430	7/10/03	\$745,000	3560	0	11	1998	3	11206	N	N	4911 163RD PL SE	
008	232405	9061	7/30/03	\$1,100,000	3580	1400	11	1988	3	19797	Y	N	5229 153RD CT SE	
008	928600	0380	2/26/03	\$849,250	3670	1100	11	2000	3	35945	N	N	6011 152ND AV SE	
008	896551	0110	8/7/03	\$777,000	3740	0	11	1986	3	10091	Y	N	4504 174TH AV SE	
008	928600	0410	1/8/03	\$820,000	3740	1350	11	1998	3	25314	Y	N	6247 152ND AV SE	
008	928600	0130	3/26/02	\$1,020,000	3760	1200	11	2001	3	23091	Y	N	5899 153RD AV SE	
008	928600	0110	3/27/02	\$1,020,000	3760	1200	11	2001	3	13990	Y	N	5935 153RD AV SE	
008	928600	0340	9/5/03	\$889,000	3800	1480	11	1999	3	9996	N	N	5901 152ND AV SE	
008	928600	0360	6/16/03	\$900,000	3870	1330	11	1999	3	12062	N	N	5961 152ND AV SE	

Improved Sales Used in this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	808951	0030	6/18/03	\$865,000	3920	0	11	1998	3	21179	Y	N	6507 155TH AV SE
008	037830	0110	10/2/03	\$700,000	3950	190	11	1999	3	9776	Y	N	4445 160TH AV SE
008	928600	0290	6/11/03	\$945,000	3950	1380	11	2000	3	16473	N	N	5785 152ND AV SE
008	185475	0142	4/26/02	\$785,000	3980	560	11	2001	3	12755	Y	N	4577 160TH AV SE
008	896552	0200	1/29/02	\$755,000	3980	0	11	1985	3	14980	Y	N	17660 SE 45TH CT
008	770145	0010	8/15/03	\$619,400	4010	0	11	1991	3	11001	Y	N	15809 SE 45TH PL
008	808951	0040	7/9/03	\$1,206,104	4050	2000	11	2001	3	28768	Y	N	6511 155TH PL SE
008	928600	0270	3/14/02	\$902,000	4150	1390	11	2002	3	11658	N	N	5651 152ND AV SE
008	896552	0410	6/13/02	\$988,500	4190	0	11	1984	3	26416	Y	N	4514 177TH AV SE
008	928600	0120	2/26/02	\$1,069,500	4230	1520	11	2001	3	20605	Y	N	5905 153RD AV SE
008	808950	0060	7/9/03	\$839,500	4270	240	11	1997	3	22854	N	N	6538 153RD AV SE
008	808101	0410	3/25/02	\$735,000	4600	0	11	1986	3	9600	Y	N	5417 156TH AV SE
008	808951	0050	2/13/03	\$1,100,000	4890	1805	11	2001	3	10246	Y	N	6519 155TH AV SE
008	808104	0070	12/13/02	\$800,000	2240	630	12	1997	3	26625	Y	N	15457 SE 60TH PL
008	808951	0350	8/4/03	\$1,082,500	3670	480	12	1996	3	10005	N	N	6571 156TH AV SE
008	808950	0030	8/7/03	\$835,000	3854	0	12	1996	3	18074	N	N	6574 153RD AV SE
008	808951	0260	11/12/02	\$928,000	4360	0	12	1996	3	11762	N	N	6548 156TH AV SE
008	808101	0200	8/6/03	\$1,180,000	4680	0	12	1986	3	9002	Y	N	15626 SE 54TH ST

Improved Sales Removed from this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	038400	0005	12/30/03	\$108,375	QUIT CLAIM DEED
007	038400	0105	1/28/03	\$227,600	RELATED PARTY, FRIEND, OR NEIGHBOR
007	038400	0130	4/8/02	\$289,000	DIAGNOSTIC OUTLIER
007	152405	9052	2/7/03	\$95,592	RELATED PARTY, FRIEND, OR NEIGHBOR
007	162405	9173	8/6/02	\$610,000	DIAGNOSTIC OUTLIER
007	162405	9250	1/14/02	\$150,000	QUIT CLAIM DEED
007	162405	9326	6/3/03	\$258,500	QUIT CLAIM DEED; RELATED PARTY
007	162405	9340	5/23/03	\$672,780	DIAGNOSTIC OUTLIER
007	162405	9349	5/16/03	\$635,000	PREVIOUS IMP<=10K
007	220050	0360	11/20/02	\$155,761	DIAGNOSTIC OUTLIER
007	220050	0360	9/30/02	\$80,000	NON-REPRESENTATIVE SALE
007	220150	0020	3/14/02	\$86,363	QUIT CLAIM DEED
007	220150	1130	6/30/03	\$218,000	DIAGNOSTIC OUTLIER
007	220150	1145	9/16/02	\$114,069	QUIT CLAIM DEED; RELATED PARTY
007	220150	1160	5/1/03	\$225,000	DIAGNOSTIC OUTLIER
007	220150	1260	8/5/02	\$255,000	RELOCATION - SALE TO SERVICE
007	220150	1280	3/29/02	\$228,000	DIAGNOSTIC OUTLIER
007	220250	0090	1/31/03	\$206,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	220450	0195	3/25/03	\$375,000	IMPROVEMENT COUNT; UNFINISHED AREA
007	220450	0590	12/10/03	\$23,882	QUIT CLAIM DEED
007	220550	0215	2/26/03	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	220570	0450	2/22/02	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	220570	0480	4/10/02	\$218,000	UNFINISHED AREA
007	220570	0610	8/28/02	\$202,600	DIAGNOSTIC OUTLIER
007	220650	0210	5/15/02	\$206,000	UNFINISHED AREA
007	220650	0315	8/19/02	\$143,552	RELATED PARTY, FRIEND, OR NEIGHBOR
007	220650	0355	12/19/03	\$195,000	DIAGNOSTIC OUTLIER
007	220700	0035	6/26/02	\$240,000	DIAGNOSTIC OUTLIER
007	244210	0315	11/6/02	\$274,234	EXEMPT FROM EXCISE TAX
007	244210	1010	5/14/02	\$85,500	QUIT CLAIM DEED; RELATED PARTY
007	424600	0052	5/23/02	\$110,000	PREVIOUS IMP<=10K
007	424600	0052	11/5/03	\$335,000	PREVIOUS IMP<=10K
007	424600	0054	5/22/02	\$110,000	PREVIOUS IMP<=10K
007	424600	0060	6/6/03	\$64,560	QUIT CLAIM DEED
007	424600	0082	8/28/03	\$386,000	PREVIOUS IMP<=10K
007	424600	0150	9/3/03	\$120,227	QUIT CLAIM DEED; RELATED PARTY
007	424600	0180	8/12/03	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	424600	0280	11/17/03	\$360,000	DIAGNOSTIC OUTLIER
007	544830	0281	4/22/03	\$333,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	560380	0190	6/4/03	\$306,300	RELATED PARTY, FRIEND, OR NEIGHBOR
007	560380	0220	8/24/03	\$380,000	DIAGNOSTIC OUTLIER
007	607320	0045	7/17/02	\$175,000	DIAGNOSTIC OUTLIER
007	813400	0070	4/29/02	\$625,000	DIAGNOSTIC OUTLIER
008	111550	0040	2/28/03	\$120,000	NON-REPRESENTATIVE SALE
008	111570	0050	3/20/03	\$150,000	PARTIAL INTEREST

Improved Sales Removed from this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	132405	9148	12/18/02	\$470,000	RELOCATION - SALE TO SERVICE
008	132405	9155	8/20/02	\$1,699,000	DIAGNOSTIC OUTLIER
008	132405	9159	6/7/02	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	142405	9028	1/18/02	\$735,000	IMPROVEMENT COUNT
008	142405	9072	7/25/02	\$230,000	IMPROVEMENT COUNT
008	142405	9152	12/23/03	\$515,950	%COMPLETE
008	142405	9153	12/15/03	\$529,950	NEW IMP; NO DATA
008	152405	9008	3/12/03	\$2,035,000	DIAGNOSTIC OUTLIER
008	152405	9145	3/26/03	\$258,000	DIAGNOSTIC OUTLIER
008	162405	9067	7/17/03	\$280,000	DIAGNOSTIC OUTLIER
008	162405	9078	12/18/02	\$449,000	DIAGNOSTIC OUTLIER
008	162405	9257	10/4/02	\$188,000	LEASE OR LEASE-HOLD; STATEMENT TO DOR
008	162405	9342	8/28/03	\$594,800	%COMPLETE
008	162405	9344	2/27/03	\$470,523	DIAGNOSTIC OUTLIER
008	167200	0170	2/27/03	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	168790	0580	12/23/02	\$365,000	RELOCATION - SALE TO SERVICE
008	177760	0560	1/28/02	\$105,527	PARTIAL INTEREST; RELATED PARTY
008	177760	0560	4/16/02	\$105,527	QUIT CLAIM DEED; RELATED PARTY
008	183698	0060	3/1/02	\$475,000	RELOCATION - SALE TO SERVICE
008	214130	0400	3/21/02	\$452,000	UNFINISHED AREA
008	214130	0590	6/30/03	\$384,900	RELOCATION - SALE TO SERVICE
008	214130	0600	4/30/03	\$230,400	DIAGNOSTIC OUTLIER
008	214133	0180	12/26/02	\$152,860	RELATED PARTY, FRIEND, OR NEIGHBOR
008	214133	0740	8/16/02	\$392,500	RELOCATION - SALE TO SERVICE
008	220350	0530	3/13/03	\$214,000	DIAGNOSTIC OUTLIER
008	220500	0040	5/10/02	\$208,105	BANKRUPTCY - RECEIVER OR TRUSTEE
008	220500	0040	9/20/02	\$215,000	NO MARKET EXPOSURE
008	220670	0380	6/26/03	\$221,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	221170	0325	7/3/02	\$380,000	UNFINISHED AREA
008	226840	0070	10/21/03	\$348,700	RELOCATION - SALE TO SERVICE
008	259220	1250	3/28/02	\$360,000	DIAGNOSTIC OUTLIER
008	259220	1450	10/8/02	\$544,500	RELOCATION - SALE TO SERVICE
008	259220	1470	8/23/02	\$425,000	RELOCATION - SALE TO SERVICE
008	259220	1530	7/14/03	\$475,500	RELOCATION - SALE TO SERVICE
008	259221	0110	8/13/03	\$580,000	RELOCATION - SALE TO SERVICE
008	259751	0220	1/22/02	\$393,800	RELOCATION - SALE TO SERVICE
008	259752	0420	12/4/02	\$476,500	RELOCATION - SALE TO SERVICE
008	259752	0560	2/6/03	\$412,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	259752	0980	9/5/02	\$475,000	RELOCATION - SALE TO SERVICE
008	259753	0700	4/14/03	\$491,000	RELOCATION - SALE TO SERVICE
008	259753	0970	5/15/02	\$730,000	%COMPLETE
008	259753	1200	5/6/03	\$478,000	RELOCATION - SALE TO SERVICE
008	260000	0020	8/4/03	\$395,500	NON-REPRESENTATIVE SALE
008	260000	0020	3/20/03	\$412,000	QUESTIONABLE PER SALES IDENTIFICATION
008	260000	0270	6/5/02	\$480,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	260000	0340	10/5/02	\$395,000	RELOCATION - SALE TO SERVICE
008	260000	0730	3/8/02	\$65,480	QUIT CLAIM DEED
008	260001	0020	1/8/02	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	260001	0140	4/23/03	\$680,000	DIAGNOSTIC OUTLIER
008	260002	0080	4/18/02	\$740,000	DIAGNOSTIC OUTLIER
008	260002	0290	8/19/02	\$649,000	RELOCATION - SALE TO SERVICE
008	260011	0080	5/6/03	\$220,657	RELATED PARTY, FRIEND, OR NEIGHBOR
008	260012	0060	2/5/02	\$343,000	RELOCATION - SALE TO SERVICE
008	260012	0130	7/17/02	\$401,000	RELOCATION - SALE TO SERVICE
008	345940	0330	4/19/02	\$369,950	RELOCATION - SALE TO SERVICE
008	345960	0570	3/14/02	\$4,878	QUIT CLAIM DEED
008	345990	0345	9/15/03	\$325,000	DIAGNOSTIC OUTLIER
008	346030	0270	8/26/02	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	346030	0290	6/20/03	\$610,000	RELOCATION - SALE TO SERVICE
008	412850	0440	1/31/03	\$780,000	RELOCATION - SALE TO SERVICE
008	413960	0080	8/13/02	\$494,950	DIAGNOSTIC OUTLIER
008	413960	0090	2/28/02	\$592,500	RELOCATION - SALE TO SERVICE
008	413960	0280	5/29/02	\$250,000	PARTIAL INTEREST; DIVORCE
008	413966	0250	3/27/03	\$500,000	DIAGNOSTIC OUTLIER
008	414093	0080	1/29/03	\$552,000	%COMPLETE
008	602800	0020	1/15/03	\$95,428	QUIT CLAIM DEED; RELATED PARTY
008	602800	0035	3/6/02	\$459,000	DIAGNOSTIC OUTLIER
008	615495	0070	2/26/02	\$399,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	750450	0050	7/8/02	\$437,000	ACTIVE PERMIT BEFORE SALE>25K
008	750450	0050	11/20/03	\$485,000	ACTIVE PERMIT BEFORE SALE>25K
008	752640	0010	3/12/02	\$418,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	780546	0150	10/15/03	\$442,000	RELOCATION - SALE TO SERVICE
008	785500	0140	12/31/03	\$132,626	RELATED PARTY, FRIEND, OR NEIGHBOR
008	785560	0570	12/17/02	\$347,800	RELATED PARTY, FRIEND, OR NEIGHBOR
008	785580	0200	8/20/03	\$537,950	RELOCATION - SALE TO SERVICE
008	785580	0280	6/25/02	\$540,000	DIAGNOSTIC OUTLIER
008	785580	1500	10/27/03	\$101,134	RELATED PARTY, FRIEND, OR NEIGHBOR
008	785650	0070	1/3/03	\$470,000	DIAGNOSTIC OUTLIER
008	785660	0650	8/13/02	\$460,000	OBSOLESENCE
008	785662	0230	3/3/03	\$376,000	RELOCATION - SALE TO SERVICE
008	785664	0500	9/26/03	\$775,000	DIAGNOSTIC OUTLIER
008	785670	0280	4/3/02	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	808100	0570	2/22/02	\$1,155,000	ONE OF 2 GRADE 13 HOMES IN SALES SAMPLE
008	808102	0290	7/29/02	\$828,000	ONE OF 2 GRADE 13 HOMES IN SALES SAMPLE
008	808104	0210	6/24/03	\$1,280,980	DIAGNOSTIC OUTLIER
008	808104	0220	7/2/03	\$1,150,000	DIAGNOSTIC OUTLIER
008	808950	0080	7/3/03	\$612,000	RELOCATION - SALE TO SERVICE
008	896541	0100	8/9/03	\$661,500	RELOCATION - SALE TO SERVICE
008	896550	0820	8/22/03	\$96,000	QUIT CLAIM DEED; PARTIAL INTEREST
008	896550	0890	1/1/03	\$570,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	896550	0970	1/14/02	\$391,000	RELOCATION - SALE TO SERVICE
008	928600	0240	3/20/02	\$735,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	928600	0260	6/21/02	\$215,000	%COMPLETE
008	928600	0320	5/13/02	\$795,000	RELOCATION - SALE TO SERVICE
008	928600	0380	12/30/02	\$849,250	RELOCATION - SALE TO SERVICE
008	932360	0340	4/14/03	\$410,000	EXEMPT FROM EXCISE TAX
008	934690	0095	6/1/02	\$97,772	PARTIAL INTEREST; RELATED PARTY
008	934693	0090	6/4/02	\$272,032	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
008	934693	0220	10/24/02	\$328,700	NON-PROFIT ORG; EXEMPT FROM EXCISE TAX
008	934810	0130	6/30/03	\$417,500	RELOCATION - SALE TO SERVICE
008	942950	0085	1/23/03	\$220,000	DIAGNOSTIC OUTLIER
008	955270	0240	8/26/02	\$335,000	RELOCATION - SALE TO SERVICE
008	955270	0980	5/30/03	\$54,354	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
8	142405	9151	11/10/03	\$160,000	7798	N	N
8	177760	0460	11/14/03	\$140,000	9542	N	N
8	260001	0605	9/23/02	\$139,000	10005	N	N
8	262405	9064	10/7/03	\$445,000	496584	N	N
8	345942	0030	4/23/03	\$105,000	11300	N	N
8	345990	0355	2/15/02	\$328,365	30531	Y	N
8	607050	0005	6/14/02	\$135,000	19300	N	N
8	785641	0140	6/21/03	\$290,000	10960	Y	N
8	785641	0411	6/28/02	\$320,000	15246	Y	N
8	808102	0020	11/12/03	\$360,000	10804	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	220350	0090	1/7/02	\$37,309	TEARDOWN; QUIT CLAIM DEED; RELATED PARTY
8	221170	0190	7/3/02	\$70,000	NO MARKET EXPOSURE
7	544830	0280	7/16/02	\$5,854	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	162405	9348	12/12/02	\$270,824	CORPORATE AFFILIATES; QUIT CLAIM DEED
7	220150	1300	9/19/03	\$65,000	NON REPRESENTATIVE



King County
Department of Assessments
King County Administration Bldg.
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr